

For the regular board meeting of the Housing Authority of the County of Scotts Bluff, Nebraska to be held both at the Housing Partners of Western Nebraska Board Room, 89A Woodley Park Road, Gering, NE and via Zoom Meeting ID: 813 8635 8401 on Tuesday, April 7, 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 March 3, 2026 meeting
3. Bills and Communications: Approval of Bills & Disbursements as presented
4. Report of the Secretary-Treasurer:
  - a. Tenants Accounts – No Motion needed
5. Reports of Committees
  - a. Public Housing, Housing Choice Voucher, Management, Maintenance, ROSS and Carpenter Center
6. Old business
  - a. None
7. New business
  - a. Motion: Approval of Niewedde & Weins Accounting Contract for 2026, 2027 & 2028
8. Adjournment

Please Note: Next Meeting – Tuesday, May 5, 2026 at 12:00 p.m.

### March 3, 2026

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on March 3, 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: Commissioners Hillary Wasserburger. Representing the Housing Authority: CEO Anita Doggett, Resource Director Rita Morales (via Zoom), Public Housing Coordinator Marissa Lucius, ROSS Coordinator Kim Wells, and HCV Coordinator Kendra One Horn. County Commissioner Mike Blue was not 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 February 19, 2026, 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. Doggett noted that Jamison's properties are all doing good. One Horn presented the HCV Report. Lucius presented the vacancy and collection reports. Wells presented the ROSS report.

Motion by Cortinez and seconded by Bustinza to not proceed with Lincoln House project. YEA: Cortinez, Henkel, Bustinza. NAY: None. EXCUSED: Wasserburger

No Old Business.

Moved by Cortinez and seconded by Bustinza to adjourn the meeting at 12:21 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: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Public Housing - Operating (0119520)</b>			
03/01/2026	-	Beginning Balance	\$130,405.91
02/06/2025	90132136	Presto X	(\$316.80)
02/06/2025	92155515	Presto X	(\$400.00)
02/06/2025	92155528	Presto X	(\$195.00)
02/06/2025	92155537	Presto X	(\$600.00)
02/17/2025	92155526	Presto X	(\$200.00)
02/17/2025	92155545	Presto X	(\$600.00)
02/17/2025	92321953	Presto X	(\$130.00)
12/17/2025	1805364407	HD Supply	\$100.98
01/07/2026	1805469251	HD Supply	\$4.98
01/08/2026	1805477743	HD Supply	\$7.26
01/23/2026	1805502153	HD Supply	\$19.19
01/23/2026	1805502154	HD Supply	\$2.37
02/02/2026	92179108	Presto X	(\$250.00)
02/09/2026	92179295	Presto X	(\$250.00)
02/10/2026	0090556051025 02/26	Spectrum Business	(\$125.33)
02/11/2026	0090451051125 02/26	Spectrum Business	(\$125.33)
02/12/2026	211010026942 01/26	Nppd	(\$2,143.52)
02/12/2026	211010026934 01/26	Nppd	(\$68.18)
02/12/2026	22101065295 02/26	Nppd	(\$202.37)
02/13/2026	211010026942 02/26	Nppd	(\$2,117.88)
02/20/2026	0913 7679 53 02/26	Black Hills Energy - All	(\$4,535.91)
02/20/2026	5596 0418 82 02/26	Black Hills Energy - All	(\$117.67)
02/23/2026	211010026962 02/26	Nppd	(\$68.23)
02/23/2026	211010026965 02/26	Nppd	(\$56.43)
02/23/2026	211010026971 02/26	Nppd	(\$45.80)
02/23/2026	211010026975 02/26	Nppd	(\$70.28)
02/23/2026	211010026981 02/26	Nppd	(\$143.72)
02/23/2026	211010026986 02/26	Nppd	(\$55.95)
02/23/2026	211010026992 02/26	Nppd	(\$91.55)
02/23/2026	211010026997 02/26	Nppd	(\$106.95)
02/23/2026	211010026948 02/26	Nppd	(\$41.60)
02/23/2026	211010026930 02/26	Nppd	(\$66.68)
02/23/2026	211010026958 02/26	Nppd	(\$58.97)
02/23/2026	211010026953 02/26	Nppd	(\$62.87)
02/23/2026	211010027507 02/26	Nppd	(\$57.71)
02/23/2026	211010027511 02/26	Nppd	(\$157.38)
02/23/2026	211010027515 02/26	Nppd	(\$55.46)
02/23/2026	211010027519 02/26	Nppd	(\$61.98)
02/23/2026	211010027523 02/26	Nppd	(\$55.16)
02/23/2026	211010027527 02/26	Nppd	(\$101.87)
02/23/2026	211010027532 02/26	Nppd	(\$57.80)
02/23/2026	211010027536 02/26	Nppd	(\$59.36)
02/23/2026	211010027541 02/26	Nppd	(\$78.56)
02/23/2026	211010027546 02/26	Nppd	(\$55.76)

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

Filter Criteria Includes: 1) Bank Account Name(s): Public Housing - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
02/23/2026	211010027551 02/26	Nppd	(\$61.89)
02/23/2026	211010027555 02/26	Nppd	(\$65.99)
02/23/2026	211010027559 02/26	Nppd	(\$113.77)
02/23/2026	211010027563 02/26	Nppd	(\$72.82)
02/23/2026	211010027568 02/26	Nppd	(\$57.80)
02/23/2026	211010027572 02/26	Nppd	(\$46.11)
02/23/2026	211010027576 02/26	Nppd	(\$75.46)
02/23/2026	211010027581 02/26	Nppd	(\$61.02)
02/23/2026	211010027586 02/26	Nppd	(\$57.12)
02/23/2026	211010027591 02/26	Nppd	(\$51.94)
02/23/2026	211010027596 02/26	Nppd	(\$81.79)
02/23/2026	211010027601 02/26	Nppd	(\$41.81)
02/23/2026	211010027605 02/26	Nppd	(\$50.98)
02/23/2026	211010027633 02/26	Nppd	(\$65.60)
02/23/2026	211010027637 02/26	Nppd	(\$54.58)
02/23/2026	211010027641 02/26	Nppd	(\$52.92)
02/23/2026	211010027646 02/26	Nppd	(\$78.28)
02/23/2026	211010027650 02/26	Nppd	(\$69.50)
02/23/2026	211010027653 02/26	Nppd	(\$73.51)
02/23/2026	211010027657 02/26	Nppd	(\$74.66)
02/23/2026	211010027661 02/26	Nppd	(\$53.11)
02/23/2026	211010027665 02/26	Nppd	(\$57.40)
02/23/2026	211010027671 02/26	Nppd	(\$63.76)
02/23/2026	211010027674 02/26	Nppd	(\$66.68)
02/23/2026	211010027676 02/26	Nppd	(\$127.72)
02/23/2026	211010027678 02/26	Nppd	(\$59.93)
02/23/2026	211010027681 02/26	Nppd	(\$46.00)
02/23/2026	211010027684 02/26	Nppd	(\$42.38)
02/23/2026	211010027692 02/26	Nppd	(\$61.70)
02/23/2026	211010027698 02/26	Nppd	(\$54.77)
02/23/2026	211010027703 02/26	Nppd	(\$59.36)
02/23/2026	211010055547 02/26	Nppd	(\$216.37)
02/23/2026	221010165288 02/23	Nppd	(\$163.50)
02/23/2026	221010165290 02/23	Nppd	(\$433.18)
02/23/2026	221010165291 02/23	Nppd	(\$143.13)
02/23/2026	4807 7154 99 02/26	Black Hills Energy - All	(\$1,418.48)
02/23/2026	5718 7055 84 02/26	Black Hills Energy - All	(\$1,074.55)
02/24/2026	211010055547 02/26- final	Nppd	(\$28.84)
02/25/2026	91326228	Presto X	(\$316.80)
02/25/2026	92155548	Presto X	(\$600.00)
02/26/2026	211010027668 02/26	Nppd	(\$40.73)
03/03/2026	-	Payment Mar 26	\$301.00
03/03/2026	-	Payment Mar 26	\$340.00
03/03/2026	-	Payment Mar 26	\$752.00
03/03/2026	-	Payment Mar 26	\$375.00
03/03/2026	-	Payment Mar 26	\$347.00

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Date	Number	Payee / Description	Amount
03/03/2026	-	Payment Mar 26	\$300.00
03/03/2026	-	Payment Mar 26	\$500.00
03/03/2026	-	Payment Mar 26	\$500.00
03/03/2026	-	Payment Mar 26	\$48.00
03/03/2026	-	Payment Mar 26	\$280.00
03/03/2026	-	Payment Mar 26	\$56.00
03/03/2026	-	Payment Mar 26	\$50.00
03/03/2026	-	Payment Mar 26	\$200.00
03/03/2026	-	Payment Mar 26	\$366.00
03/03/2026	-	Payment Mar 26	\$321.00
03/03/2026	-	Payment Mar 26	\$250.00
03/03/2026	-	Payment Mar 26	\$608.00
03/03/2026	-	Payment Mar 26	\$464.00
03/03/2026	-	Payment Mar 26	\$400.00
03/03/2026	-	Payment Mar 26	\$527.00
03/03/2026	-	Payment Mar 26	\$312.00
03/03/2026	-	Payment Mar 26	\$280.00
03/03/2026	-	Payment Mar 26	\$506.00
03/03/2026	-	Payment Mar 26	\$235.00
03/03/2026	-	Payment Mar 26	\$190.00
03/03/2026	-	Payment Mar 26	\$210.00
03/03/2026	-	Payment Mar 26	\$50.00
03/03/2026	-	Payment Mar 26	\$790.00
03/03/2026	-	Payment Mar 26	\$281.00
03/03/2026	-	Payment Mar 26	\$375.00
03/03/2026	-	Payment Mar 26	\$608.00
03/03/2026	-	Payment Mar 26	\$50.00
03/03/2026	PH 2026-02	US Bank	(\$1,513.55)
03/04/2026	-	Simple Journal Entry	\$387.39
03/04/2026	-	Tenant Payment Mar 26	\$519.00
03/04/2026	-	Tenant Payment Mar 26	\$338.00
03/04/2026	-	Tenant Payment Mar 26	\$787.00
03/04/2026	-	Tenant Payment Mar 26	\$350.00
03/04/2026	-	Tenant Payment Mar 26	\$204.00
03/04/2026	-	Tenant Payment Mar 26	\$256.00
03/04/2026	-	Tenant Payment Mar 26	\$500.00
03/04/2026	-	Tenant Payment Mar 26	\$500.00
03/04/2026	-	Tenant Payment Mar 26	\$338.00
03/04/2026	-	Tenant Payment Mar 26	\$50.00
03/04/2026	-	Tenant Payment Mar 26	\$25.00
03/04/2026	-	Tenant Payment Mar 26	\$280.00
03/04/2026	-	Tenant Payment Mar 26	\$752.00
03/04/2026	-	Tenant Payment Mar 26	\$488.00
03/04/2026	-	Tenant Payment Mar 26	\$570.00
03/04/2026	-	Tenant Payment Mar 26	\$396.00
03/04/2026	-	Tenant Payment Mar 26	\$113.00

**Housing Authority of The County of Scottsbluff**  
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Date	Number	Payee / Description	Amount
03/04/2026	-	Tenant Payment Mar 26	\$358.00
03/04/2026	-	Tenant Payment Mar 26	\$2,175.00
03/04/2026	-	Tenant Payment Mar 26	\$304.00
03/04/2026	-	Tenant Payment Mar 26	\$232.00
03/04/2026	-	Tenant Payment Mar 26	\$174.00
03/04/2026	-	Tenant Payment Mar 26	\$400.00
03/04/2026	-	Tenant Payment Mar 26	\$3.00
03/05/2026	-	Tenant Payment Mar 26	\$459.00
03/05/2026	-	Tenant Payment Mar 26	\$25.00
03/05/2026	-	Tenant Payment Mar 26	\$286.00
03/05/2026	-	Tenant Payment Mar 26	\$75.00
03/05/2026	-	Tenant Payment Mar 26	\$206.00
03/05/2026	-	Tenant Payment Mar 26	\$124.00
03/05/2026	-	Tenant Payment Mar 26	\$404.00
03/05/2026	-	Tenant Payment Mar 26	\$204.00
03/05/2026	-	Tenant Payment Mar 26	\$350.00
03/05/2026	-	Tenant Payment Mar 26	\$305.00
03/05/2026	-	Tenant Payment Mar 26	\$75.00
03/05/2026	-	Tenant Payment Mar 26	\$75.00
03/05/2026	-	Tenant Payment Mar 26	\$144.00
03/05/2026	-	Tenant Payment Mar 26	\$285.00
03/05/2026	-	Tenant Payment Mar 26	\$75.00
03/05/2026	-	Tenant Payment Mar 26	\$614.00
03/05/2026	-	Tenant Payment Mar 26	\$229.00
03/05/2026	-	Tenant Payment Mar 26	\$220.00
03/05/2026	-	Tenant Payment Mar 26	\$50.00
03/05/2026	28766		(\$417.00)
03/05/2026	28777	Ace Hardware	(\$6.45)
03/05/2026	28778	Carr -Trumbull Lumber	(\$31.92)
03/05/2026	28779	Cowans Custom Cabinets	(\$170.00)
03/05/2026	28780	Menards	(\$9,922.41)
03/05/2026	28781	Mobius Communications	(\$2,138.75)
03/05/2026	28782	Sherwin Williams	(\$98.40)
03/05/2026	28783	Snell Services, INC	(\$3,222.51)
03/05/2026	28784	Verizon	(\$1,200.94)
03/05/2026	28785	Scottsbluff Transfer Station	(\$24.94)
03/05/2026	28786	Winsupply	(\$393.76)
03/05/2026	092-01206619	CFP 2024	\$137,005.32
03/05/2026	092-01206619	CFP 2024	\$137,005.32
03/05/2026	099-01745553	Feb-March 2026	\$78,556.50
03/05/2026	9246637979	HD Supply	(\$5,386.08)
03/06/2026	-	Payment Mar 26	\$10,500.00
03/06/2026	28767	Bluffs Facility Solutions	(\$72.06)
03/06/2026	28768	City of Minatare	(\$1,117.63)
03/06/2026	28769	City of Terrytown	(\$5,849.60)
03/06/2026	28770	Docu-Shred	(\$227.50)

# Housing Authority of The County of Scottsbluff

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Filter Criteria Includes: 1) Bank Account Name(s): Public Housing - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
03/06/2026	28771		(\$200.00)
03/06/2026	28772	Hullinger Glass & Locks, Inc.	(\$15.00)
03/06/2026	28773	Menards	(\$19.92)
03/06/2026	28774	Morrill Hardware	(\$16.99)
03/06/2026	28775		(\$200.00)
03/06/2026	28776	Village Of Morrill	(\$2,864.29)
03/09/2026	-	Payment Mar 26	\$705.00
03/09/2026	-	Payment Mar 26	\$475.00
03/09/2026	-	Payment Mar 26	\$900.00
03/09/2026	-	Payment Mar 26	\$50.00
03/09/2026	-	Payment Mar 26	\$367.00
03/09/2026	-	Payment Mar 26	\$500.00
03/09/2026	-	Payment Mar 26	\$500.00
03/09/2026	-	Payment Mar 26	\$500.00
03/09/2026	-	Payment Mar 26	\$200.00
03/09/2026	-	Payment Mar 26	\$260.00
03/09/2026	-	Payment Mar 26	\$500.00
03/09/2026	-	Payment Mar 26	\$26.00
03/09/2026	-	Payment Mar 26	\$500.00
03/09/2026	-	Payment Mar 26	\$252.00
03/09/2026	-	Payment Mar 26	\$525.00
03/09/2026	-	Payment Mar 26	\$275.00
03/09/2026	-	Payment Mar 26	\$550.00
03/09/2026	-	Payment Mar 26	\$483.00
03/09/2026	-	Payment Mar 26	\$263.00
03/09/2026	-	Payment Mar 26	\$427.00
03/09/2026	-	Payment Mar 26	\$50.00
03/09/2026	-	Payment Mar 26	\$315.00
03/09/2026	-	Payment Mar 26	\$50.00
03/09/2026	-	Payment Mar 26	\$500.00
03/09/2026	55	Housing Authority Management	(\$173,115.50)
03/10/2026	-	Payment Mar 26	\$50.00
03/10/2026	-	Payment Mar 26	\$156.00
03/10/2026	-	Payment Mar 26	\$290.00
03/10/2026	-	Payment Mar 26	\$75.00
03/10/2026	-	Payment Mar 26	\$1,000.00
03/10/2026	-	Payment Mar 26	\$200.00
03/10/2026	-	Payment Mar 26	\$400.00
03/10/2026	-	Payment Mar 26	\$165.00
03/10/2026	-	Payment Mar 26	\$200.00
03/10/2026	-	Payment Mar 26	\$475.00
03/10/2026	-	Payment Mar 26	\$545.00
03/10/2026	-	Payment Mar 26	\$378.00
03/10/2026	-	Payment Mar 26	\$900.00
03/10/2026	-	Payment Mar 26	\$50.00
03/10/2026	-	Payment Mar 26	\$286.00

## Housing Authority of The County of Scottsbluff

### Bank Account Activity

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Date	Number	Payee / Description	Amount
03/11/2026	9246819547	HD Supply	(\$1,464.79)
03/11/2026	9246819549	HD Supply	(\$164.05)
03/12/2026	-	Tenant Payment Mar 26	\$50.00
03/12/2026	-	Tenant Payment Mar 26	\$112.00
03/12/2026	-	Tenant Payment Mar 26	\$40.00
03/12/2026	-	Tenant Payment Mar 26	\$700.00
03/12/2026	-	Tenant Payment Mar 26	\$75.00
03/12/2026	28787		(\$206.00)
03/12/2026	28788		(\$57.00)
03/13/2026	-	Payment Mar 26	\$295.00
03/13/2026	-	Payment Mar 26	\$336.00
03/13/2026	211010026934 02/26	Nppd	(\$78.43)
03/13/2026	22101065295 03/26	Nppd	(\$213.93)
03/16/2026	93632170	Presto X	(\$250.00)
03/19/2026	-	Tenant Payment Mar 26	\$844.00
03/19/2026	-	Tenant Payment Mar 26	\$1,100.00
03/19/2026	-	Tenant Payment Mar 26	\$269.00
03/19/2026	-	Tenant Payment Mar 26	\$41.00
03/19/2026	28789	Farm Plan 21st Century Equipment	(\$107.50)
03/19/2026	28790	Ace Hardware	(\$60.27)
03/19/2026	28791		(\$200.00)
03/19/2026	28792	City of Scottsbluff	(\$2,051.09)
03/19/2026	28793	Hullinger Glass & Locks, Inc.	(\$10.00)
03/19/2026	28794	Independent Plumbing	(\$708.40)
03/19/2026	28795	Menards	(\$127.51)
03/19/2026	28796	Morrill Hardware	(\$25.99)
03/19/2026	28797	Nebraskaland Tire	(\$259.11)
03/19/2026	28798	Sherwin Williams	(\$101.95)
03/19/2026	28799	Scottsbluff Transfer Station	(\$104.88)
03/20/2026	-	Payment Mar 26	\$100.00
03/20/2026	-	Payment Mar 26	\$500.00
03/20/2026	-	Payment Mar 26	\$500.00
03/20/2026	-	Payment Mar 26	\$768.00
03/20/2026	-	Payment Mar 26	\$300.00
03/20/2026	-	Payment Mar 26	\$50.00
03/20/2026	-	Payment Mar 26	\$150.00
03/20/2026	-	Payment Mar 26	\$436.00
03/20/2026	2228	2025-12 ROSS PR Exp	(\$5,899.09)
03/22/2026	9247223976	HD Supply	(\$445.55)
03/24/2026	-	Payment Mar 26	\$3.00
03/24/2026	-	Payment Mar 26	\$73.00
03/24/2026	-	Payment Mar 26	\$411.00
03/24/2026	-	Payment Mar 26	\$75.00
03/24/2026	-	Payment Mar 26	\$300.00
03/24/2026	-	Payment Mar 26	\$262.00
03/24/2026	-	Payment Mar 26	\$950.00

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

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Date	Number	Payee / Description	Amount
03/25/2026	28800	Ace Hardware	(\$35.99)
03/25/2026	28801	Carr -Trumbull Lumber	(\$26.99)
03/25/2026	28802	Menards	(\$4,486.00)
03/25/2026	28803	Scottsbluff Transfer Station	(\$104.88)
03/25/2026	28804	Sherwin Williams	(\$311.60)
03/25/2026	28805	Thompson Glass	(\$17,500.00)
03/25/2026	092-01209385	2024 CF Deposit	\$27,851.54
03/26/2026	-	Payment Mar 26	\$256.00
03/26/2026	-	Payment Mar 26	\$340.00
03/26/2026	-	Payment Mar 26	\$342.00
03/26/2026	28806	Ace Hardware	(\$17.09)
03/26/2026	28807	Discountramps.com	(\$998.74)
03/26/2026	28808	Intralinks	(\$62.50)
03/26/2026	28809	Menards	(\$290.77)
03/26/2026	28810	Snell Services, INC	(\$96.68)
03/27/2026	-	Payment Mar 26	\$280.00
03/27/2026	-	Payment Mar 26	\$131.00
03/27/2026	-	Payment Mar 26	\$400.00
03/27/2026	-	Payment Mar 26	\$500.00
03/27/2026	-	Payment Mar 26	\$80.00
03/27/2026	2026-01	Reimbursement deposit	\$325.42
<b>Total</b>			<b>\$307,657.20</b>
<b>Total for All Accounts</b>			<b>\$307,657.20</b>

### Credit/Debit Summary

<i>Type</i>	<i>Count</i>	<i>Amount</i>
Credits	135	(\$265,115.98)
Debits	160	\$442,367.27
<b>Total</b>	<b>295</b>	<b>\$177,251.29</b>

**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: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Barrier Free Homes LLC - Operating (0116246)</b>			
03/01/2026	-	Beginning Balance	\$121,265.71
03/01/2026	BF MF 2026-02	Housing Authority Management	(\$573.80)
03/03/2026	-	Payment Mar 26	\$509.00
03/04/2026	-	Tenant Payment Mar 26	\$160.00
03/05/2026	-	Tenant Payment Mar 26	\$447.00
03/05/2026	-	Tenant Payment Mar 26	\$220.00
03/05/2026	-	Tenant Payment Mar 26	\$50.00
03/05/2026	-	Tenant Payment Mar 26	\$50.00
03/05/2026	-	Tenant Payment Mar 26	\$812.00
03/05/2026	-	Tenant Payment Mar 26	\$409.00
03/05/2026	-	Tenant Payment Mar 26	\$407.00
03/05/2026	-	Tenant Payment Mar 26	\$358.00
03/05/2026	2034	City of Gering	(\$640.35)
03/26/2026	-	Tenant Payment Mar 26	\$509.00
<b>Total</b>			<b>\$123,982.56</b>
<b>Total for All Accounts</b>			<b>\$123,982.56</b>

**Credit/Debit Summary**

Type	Count	Amount
Credits	2	(\$1,214.15)
Debits	11	\$3,931.00
<b>Total</b>	<b>13</b>	<b>\$2,716.85</b>

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

Filter Criteria Includes: 1) Bank Account Name(s): Courthouse Villa - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Courthouse Villa - Operating (1011163944)</b>			
03/01/2026	-	Beginning Balance	\$72,067.05
02/01/2026	CHV MF 2026-01	Housing Authority Management	(\$486.80)
02/02/2026	91326917	Presto X	(\$28.33)
03/01/2026	CHV MF 2026-02	Housing Authority Management	(\$447.50)
03/02/2026	92576019	Presto X	(\$28.33)
03/13/2026	-	Tenant Payment Mar 26	\$929.00
03/24/2026	-	Payment Mar 26	\$210.00
03/26/2026	1040	City of Bridgeport	(\$259.70)
03/26/2026	1041	Horizon Bank	(\$213.91)
04/06/2026	94434236	Presto X	(\$30.88)
<b>Total</b>			<b>\$71,710.60</b>

**Total for All Accounts** **\$71,710.60**

### Credit/Debit Summary

Type	Count	Amount
Credits	7	(\$1,495.45)
Debits	2	\$1,139.00
<b>Total</b>	<b>9</b>	<b>(\$356.45)</b>

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

Filter Criteria Includes: 1) Bank Account Name(s): Crown West - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

<b>Date</b>	<b>Number</b>	<b>Payee / Description</b>	<b>Amount</b>
<b>Crown West - Operating (0112038)</b>			
03/01/2026	-	Beginning Balance	\$108,306.43
02/20/2026	7352 0731 04 02/26	Black Hills Energy - All	(\$51.53)
03/01/2026	CW MF 2026-02	Housing Authority Management	(\$810.80)
03/03/2026	-	Tenant Payment Mar 26	\$33.00
03/03/2026	-	Tenant Payment Mar 26	\$783.00
03/03/2026	-	Tenant Payment Mar 26	\$668.00
03/04/2026	-	Tenant Payment Mar 26	\$400.00
03/04/2026	-	Tenant Payment Mar 26	\$130.00
03/05/2026	-	Tenant Payment Mar 26	\$606.00
03/05/2026	4335	City of Gering	(\$89.65)
03/05/2026	4336	City of Scottsbluff	(\$126.16)
03/10/2026	-	Tenant Payment Mar 26	\$628.00
03/10/2026	-	Tenant Payment Mar 26	\$736.00
03/10/2026	-	Tenant Payment Mar 26	\$714.00
03/24/2026	-	Payment Mar 26	\$290.00
03/26/2026	2026-02	Monthly Escrow Transfer	(\$400.00)
<b>Total</b>			<b>\$111,816.29</b>

**Total for All Accounts      \$111,816.29**

**Credit/Debit Summary**

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	5	(\$1,478.14)
Debits	10	\$4,988.00
<b>Total</b>	<b>15</b>	<b>\$3,509.86</b>

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): Elmwood - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Elmwood - Operating (0143544)</b>			
03/01/2026	-	Beginning Balance	\$344,635.02
02/20/2026	5544 5927 50 02/26	Black Hills Energy - All	(\$87.22)
03/01/2026	Elm MF 2026-02	Housing Authority Management	(\$2,466.30)
03/02/2026	9246471515	HD Supply	(\$641.46)
03/03/2026	-	Tenant Payment Mar 26	\$501.00
03/03/2026	-	Tenant Payment Mar 26	\$500.00
03/03/2026	-	Tenant Payment Mar 26	\$95.00
03/03/2026	-	Tenant Payment Mar 26	\$821.00
03/03/2026	-	Tenant Payment Mar 26	\$220.00
03/03/2026	Elm 2026-02	US Bank	(\$328.41)
03/04/2026	-	Tenant Payment Mar 26	\$272.00
03/04/2026	-	Tenant Payment Mar 26	\$253.00
03/04/2026	-	Tenant Payment Mar 26	\$506.00
03/04/2026	-	Tenant Payment Mar 26	\$813.00
03/05/2026	-	Payment Mar 26	\$294.00
03/05/2026	-	Payment Mar 26	\$813.00
03/05/2026	-	Payment Mar 26	\$651.00
03/05/2026	-	Payment Mar 26	\$736.00
03/05/2026	-	Payment Mar 26	\$700.00
03/05/2026	-	Payment Mar 26	\$735.00
03/05/2026	-	Payment Mar 26	\$73.00
03/05/2026	5934	City of Scottsbluff	(\$2,237.28)
03/05/2026	5935	Menards	(\$53.12)
03/10/2026	-	Tenant Payment Mar 26	\$137.00
03/10/2026	-	Tenant Payment Mar 26	\$161.00
03/10/2026	-	Tenant Payment Mar 26	\$234.00
03/10/2026	-	Tenant Payment Mar 26	\$200.00
03/10/2026	-	Tenant Payment Mar 26	\$200.00
03/10/2026	-	Tenant Payment Mar 26	\$813.00
03/10/2026	-	Tenant Payment Mar 26	\$198.00
03/11/2026	211010016838 02/26	Nppd	(\$76.98)
03/11/2026	211010016899 02/26	Nppd	(\$43.45)
03/12/2026	-	Tenant Payment Mar 26	\$260.00
03/19/2026	-	Payment Mar 26	\$812.00
03/19/2026	5936	Menards	(\$549.00)
03/19/2026	5937	Winsupply	(\$3.71)
03/26/2026	-	Tenant Payment Mar 26	\$850.00
03/26/2026	2026-02	Monthly reserves transfer	(\$350.00)
<b>Total</b>			<b>\$349,646.09</b>

**Total for All Accounts \$349,646.09**

### Credit/Debit Summary

<i>Type</i>	<i>Count</i>	<i>Amount</i>
Credits	11	(\$6,836.93)
Debits	26	\$11,848.00

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

Filter Criteria Includes: 1) Bank Account Name(s): Elmwood - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

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Total	37	\$5,011.07
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## 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: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Gering Valley Estates - Operating (0134929)</b>			
03/01/2026	-	Beginning Balance	\$40,830.25
03/01/2026	GVE MF 2026-02	Housing Authority Management	(\$1,896.80)
03/03/2026	-	Tenant Payment Mar 26	\$839.00
03/03/2026	-	Tenant Payment Mar 26	\$412.00
03/04/2026	-	(V) Tenant Payment Mar 26	\$736.00
03/04/2026	-	Tenant Payment Mar 26	\$129.00
03/05/2026	-	Tenant Payment Mar 26	\$348.00
03/05/2026	-	Tenant Payment Mar 26	\$463.00
03/05/2026	-	Tenant Payment Mar 26	\$538.00
03/05/2026	2214	City of Gering	(\$3,281.84)
03/05/2026	2215	Menards	(\$517.86)
03/06/2026	2026-03	Platte Valley Bank	(\$2,280.00)
03/10/2026	-	Void Mar 26	(\$736.00)
03/10/2026	-	Payment Mar 26	\$736.00
03/12/2026	-	Payment Mar 26	\$442.00
03/12/2026	2216		(\$125.00)
03/13/2026	-	Tenant Payment Mar 26	\$200.00
03/13/2026	-	Payment Mar 26	\$5,131.00
03/26/2026	-	Payment Mar 26	\$708.00
03/26/2026	2217	Ace Hardware	(\$44.99)
03/26/2026	2218	Horizon Bank	(\$1,199.31)
<b>Total</b>			<b>\$41,430.45</b>

**Total for All Accounts \$41,430.45**

### Credit/Debit Summary

Type	Count	Amount
Credits	8	(\$10,081.80)
Debits	12	\$10,682.00
<b>Total</b>	<b>20</b>	<b>\$600.20</b>

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

Filter Criteria Includes: 1) Bank Account Name(s): Homeownership - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Homeownership - Operating (0119733)</b>			
03/01/2026	-	Beginning Balance	\$1,470.05
03/31/2026	-	Interest	\$0.12
<b>Total</b>			<b>\$1,470.17</b>
<b>Total for All Accounts</b>			<b>\$1,470.17</b>

### Credit/Debit Summary

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	0	
Debits	1	\$0.12
<b>Total</b>	<b>1</b>	<b>\$0.12</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: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Management Fund - Operating (9013520)</b>			
03/01/2026	-	Beginning Balance	\$31,302.70
02/02/2026	1651	Shaggy Buffalo Carwash, LLC.	(\$25.00)
02/10/2026	4939529544	Lincoln National Life Insurance Co	(\$548.23)
02/13/2026	20260213R	Benefit Consultants Group	(\$5,847.70)
02/15/2026	20260215012037	Aflac - Dental	(\$186.24)
02/27/2026	20260227R	Benefit Consultants Group	(\$5,899.70)
03/01/2026	55	Aflac	(\$810.56)
03/01/2026	295940	Medica Insurance	(\$25,073.40)
03/01/2026	176249201 02/26	Spectrum Business	(\$319.99)
03/02/2026	1683	Shaggy Buffalo Carwash, LLC.	(\$15.00)
03/03/2026	Mgmt 2026-02	US Bank	(\$1,428.16)
03/05/2026	1596		(\$547.00)
03/05/2026	1597	Century Business Products	(\$111.57)
03/05/2026	1598	Legacy Coop	(\$1,837.21)
03/05/2026	1599	Star-Herald News for Students	(\$300.00)
03/05/2026	1600	Quadient Finance Mail	(\$750.00)
03/05/2026	1601	Quadient Lease USA	(\$960.00)
03/05/2026	1602	State of Nebraska DAS	(\$416.18)
03/05/2026	2026-01 MF	Management fees deposit	\$486.80
03/05/2026	2026-01 MF	Management fees deposit	\$11,732.00
03/09/2026	5316029	Employee Benefits Corporation	(\$1,159.37)
03/09/2026	2025-030	Insurance reimbursement deposit	\$173,115.50
03/10/2026	-	family members flight reimbursement	\$115.96
03/10/2026	2026-01 MF	Management fees deposit	\$3,150.00
03/12/2026	1603		(\$158.00)
03/12/2026	1604	Ameritas	(\$263.84)
03/12/2026	1605	GLOBE LIFE FHD	(\$584.40)
03/12/2026	1606		(\$158.00)
03/12/2026	1607		(\$158.00)
03/12/2026	255213	Aflac	(\$810.56)
03/13/2026	-	2026-01 reimbursements	\$4,490.28
03/13/2026	20260313 PR	PR 3-13-2026	(\$34,603.77)
03/13/2026	20260313F	Eftps	(\$9,634.11)
03/13/2026	20260313G	PR Garnishments	(\$283.42)
03/13/2026	20260313R	Benefit Consultants Group	(\$5,885.84)
03/13/2026	20260313S	Nebraska Department of Revenue	(\$1,482.90)
03/13/2026	53648800313248	Colonial Life	(\$771.58)
03/15/2026	5328697	Employee Benefits Corporation	(\$85.50)
03/15/2026	9361534	Nebraska.Gov	(\$46.00)
03/16/2026	5335409	Employee Benefits Corporation	(\$1,385.86)
03/19/2026	1608	Gills Point S Tire & Auto	(\$30.00)
03/19/2026	1609	Pete's Quick Lube	(\$66.22)
03/19/2026	1610	Scottsbluff/Gering Chamber of Commerce	(\$215.00)
03/19/2026	1611		(\$119.10)
03/19/2026	08/2025-02/2026	Management fees deposit	\$16,575.00

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

Filter Criteria Includes: 1) Bank Account Name(s): Management Fund - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
03/19/2026	2025-026 - 2025-12	AHRMA pmt from Val	\$2,000.00
03/19/2026	2026-01 MF	Management fees deposit	\$1,740.00
03/23/2026	5343980	Employee Benefits Corporation	(\$571.74)
03/26/2026	1612	Century Business Products	(\$25.52)
03/26/2026	1613		(\$66.58)
03/26/2026	1614	Holyoke Law Firm	(\$1,281.96)
03/26/2026	1615	Intralinks	(\$1,897.64)
03/26/2026	1616		(\$77.02)
03/26/2026	1617	Team Auto Center	(\$93.14)
03/26/2026	2026-01	Management fees deposit	\$380.60
03/26/2026	2026-02	Management fees deposit	\$1,896.80
03/26/2026	2026-02	Management fees deposit	\$2,466.30
03/26/2026	2026-02	Management fees deposit	\$810.80
03/26/2026	2026-02	Management fees deposit	\$447.50
03/26/2026	2026-02	Management fees deposit	\$573.80
03/26/2026	2026-02	Management fees deposit	\$391.20
03/27/2026	2026-02 MF	Management fees deposit	\$14,848.10
03/27/2026	20260327 PR	PR 3-27-2026	(\$34,084.48)
03/27/2026	20260327F	Eftps	(\$9,478.26)
03/27/2026	20260327G	PR Garnishments	(\$283.42)
03/27/2026	20260327R	Benefit Consultants Group	(\$5,866.03)
03/27/2026	20260327S	Nebraska Department of Revenue	(\$1,453.33)
03/31/2026	-	Interest	\$166.29
<b>Total</b>			<b>\$108,533.10</b>

**Total for All Accounts \$108,533.10**

### Credit/Debit Summary

Type	Count	Amount
Credits	49	(\$158,156.53)
Debits	18	\$235,386.93
<b>Total</b>	<b>67</b>	<b>\$77,230.40</b>

# 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: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Monument View Villa - Operating (196399)</b>			
03/01/2026	-	Beginning Balance	\$32,117.03
03/01/2026	8356x6055 03/26	Spectrum Business	(\$298.24)
03/03/2026	-	Tenant Payment Mar 26	\$306.00
03/04/2026	-	Tenant Payment Mar 26	\$229.00
03/04/2026	-	Tenant Payment Mar 26	\$297.00
03/05/2026	1796	City of Gering	(\$1,533.57)
03/13/2026	-	Tenant Payment Mar 26	\$2,008.00
03/19/2026	1797	Housing Authority Management	(\$356.37)
03/26/2026	-	Payment Mar 26	\$538.00
03/26/2026	1798	Housing Authority Management	(\$649.70)
<b>Total</b>			<b>\$32,657.15</b>
<b>Total for All Accounts</b>			<b>\$32,657.15</b>

### Credit/Debit Summary

<i>Type</i>	<i>Count</i>	<i>Amount</i>
Credits	4	(\$2,837.88)
Debits	5	\$3,378.00
<b>Total</b>	<b>9</b>	<b>\$540.12</b>

## 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: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Return to Owner - Operating (119822)</b>			
03/01/2026	-	Beginning Balance	\$252,750.30
03/19/2026	2026-01 RTO	Monthly transfer	\$833.33
03/31/2026	-	Interest	\$357.53
<b>Total</b>			<b>\$253,941.16</b>
<b>Total for All Accounts</b>			<b>\$253,941.16</b>

#### Credit/Debit Summary

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	0	
Debits	2	\$1,190.86
<b>Total</b>	<b>2</b>	<b>\$1,190.86</b>

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

Filter Criteria Includes: 1) Bank Account Name(s): Ross - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Ross - Operating (1011163381)</b>			
03/01/2026	-	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

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

No information for selected criteria

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

Filter Criteria Includes: 1) Bank Account Name(s): TQM - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>TQM - Operating (0119830)</b>			
03/01/2026	-	Beginning Balance	\$95,367.71
03/03/2026	TQM 2026-02	US Bank	(\$909.64)
03/05/2026	9287	Allo Communications	(\$89.06)
03/05/2026	9288	Bluffs Facility Solutions	(\$301.65)
03/05/2026	9289	City of Gering	(\$546.63)
03/05/2026	9290	Gills Point S Tire & Auto	(\$951.16)
03/05/2026	9291	Independent Plumbing	(\$5.95)
03/05/2026	9292	Nebraskaland Tire	(\$21.55)
03/05/2026	9293	Westco	(\$97.00)
03/05/2026	2025-12	labor reimbursement deposit	\$4,917.50
03/10/2026	-	Tenant Payment Mar 26	\$500.00
03/10/2026	-	Tenant Payment Mar 26	\$500.00
03/10/2026	211010026939 02/26	Nppd	(\$138.17)
03/10/2026	2562 - 2025-12	labor reimbursement deposit	\$6,280.00
03/19/2026	9294	City of Scottsbluff	(\$138.73)
03/26/2026	9295	Cowans Custom Cabinets	(\$250.00)
03/26/2026	9296	Scottsbluff Transfer Station	(\$61.88)
03/26/2026	2556- 2025-11	labor reimbursement deposit	\$880.00
03/31/2026	-	Interest	\$17.56
<b>Total</b>			<b>\$104,951.35</b>
<b>Total for All Accounts</b>			<b>\$104,951.35</b>

### Credit/Debit Summary

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	12	(\$3,511.42)
Debits	6	\$13,095.06
<b>Total</b>	<b>18</b>	<b>\$9,583.64</b>

## Housing Authority of The County of Scottsbluff

### Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): Valacia - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Valacia - Operating (150155)</b>			
03/01/2026	-	Beginning Balance	(\$3,027.11)
01/23/2026	Val - 2556	Tqm	(\$880.00)
02/01/2026	RTO 2026-01	Return to Owner	(\$833.33)
02/01/2026	Val MF 2026-01	Housing Authority Management	(\$1,740.00)
03/01/2026	0014163010125 03/26	Spectrum Community Solutions	(\$1,108.79)
03/03/2026	-	Tenant Payment Mar 26	\$30.00
03/03/2026	-	Tenant Payment Mar 26	\$540.00
03/04/2026	-	Payment Mar 26	\$400.00
03/04/2026	-	Payment Mar 26	\$301.00
03/04/2026	-	Payment Mar 26	\$525.00
03/05/2026	-	Payment Mar 26	\$499.00
03/05/2026	-	Payment Mar 26	\$457.00
03/05/2026	-	Payment Mar 26	\$361.00
03/05/2026	3189	City of Gering	(\$4,093.33)
03/12/2026	-	Tenant Payment Mar 26	\$50.00
03/13/2026	-	Payment Mar 26	\$3,727.00
03/19/2026	202603190	Housing Authority Management	(\$2,000.00)
03/26/2026	3190		(\$107.65)
03/26/2026	2026-01 Reserves	Monthly reserves transfer	(\$1,131.75)
03/26/2026	ck #19057	"LL Incentive" from HCV	\$100.00
03/26/2026	W.Campbell	SD Transfer	\$510.00
<b>Total</b>			<b>(\$7,421.96)</b>

**Total for All Accounts (\$7,421.96)**

#### Credit/Debit Summary

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	8	(\$11,894.85)
Debits	12	\$7,500.00
<b>Total</b>	<b>20</b>	<b>(\$4,394.85)</b>

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

Filter Criteria Includes: 1) Bank Account Name(s): Valacia North - Operating, 2) Period From: 3/1/2026 To: 3/1/2026

Date	Number	Payee / Description	Amount
<b>Valacia North - Operating (1011164066)</b>			
03/01/2026	-	Beginning Balance	\$42,918.91
02/01/2026	VN MF 2026-01	Housing Authority Management	(\$380.60)
03/01/2026	VN MF 2026-02	Housing Authority Management	(\$391.20)
03/04/2026	-	Tenant Payment Mar 26	\$84.00
03/05/2026	-	Tenant Payment Mar 26	\$189.00
03/05/2026	1046	City of Gering	(\$552.50)
03/06/2026	93632158	Presto X	(\$250.00)
03/12/2026	94177170	Presto X	(\$150.00)
03/13/2026	-	Tenant Payment Mar 26	\$856.00
03/26/2026	-	Payment Mar 26	\$500.00
03/26/2026	-	Payment Mar 26	\$128.00
03/26/2026	1047	Horizon Bank	(\$212.80)
<b>Total</b>			<b>\$42,738.81</b>
<b>Total for All Accounts</b>			<b>\$42,738.81</b>

### Credit/Debit Summary

<i>Type</i>	<i>Count</i>	<i>Amount</i>
Credits	6	(\$1,937.10)
Debits	5	\$1,757.00
<b>Total</b>	<b>11</b>	<b>(\$180.10)</b>



CERTIFIED PUBLIC ACCOUNTANTS

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

PROPOSAL AND CONTRACT BETWEEN

THE HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA

AND

NIEWEDDE & WIENS, CERTIFIED PUBLIC ACCOUNTANTS

FOR

AUDIT SERVICES

THIS AGREEMENT, entered into as of the 29<sup>th</sup> day of January, 2026, by and between the Housing Authority of the County of Scotts Bluff, Nebraska, State of Nebraska (hereinafter referred to as the Public Housing Agency), and Niewedde & Wiens, Certified Public Accountants of P.O. Box 98, York, Nebraska 68467, (hereinafter referred to as the "Contractor"), WITNESSETH:

WHEREAS, the Public Housing Agency has entered into a contract (contracts) with the United States of America acting through the Department of Housing and Urban Development (hereinafter referred to as the "Government") for financial assistance for low-income public housing pursuant to the United States Housing Act of 1937, as amended, 42 United States Code Section 1437 et seq.; and

WHEREAS, pursuant to said contract (contracts), the Government and the Comptroller General of the United States or his duly authorized representatives have the right to audit the books and records of the Public Housing Agency pertinent to its operations with respect to such financial assistance; and

WHEREAS, the Single Audit Act Amendments of 1996, Public Law 104-156 establishes audit requirements for State and local governments that receive Federal aid, and

WHEREAS, State and local governments are authorized to use their own procedures to arrange for independent audits, and

WHEREAS, the Public Housing Agency desires the Contractor to conduct and perform such an audit;

NOW, THEREFORE, the Public Housing Agency and the Contractor do mutually agree as follows:

1. The Contractor shall audit the accounts and records of the Public Housing Agency for the twelve (12) month periods June 30, 2026, 2027 and 2028, in accordance with auditing standards generally accepted in the United States of America. The audit will also be a Single Audit conducted in accordance with the standards for financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States as it relates to financial audits; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart F – Audit Requirements.
2. The Contractor's objective will include reporting on the Authority's compliance with laws and regulations and the provisions of contracts and grant agreements and its internal controls as required by the Single Audit Act Amendments of 1996 if applicable based on the level of federal awards expended during the fiscal year. The Contractor's audit will be conducted in accordance with generally accepted auditing standards; the standards for financial audits contained in *Governments Auditing Standards*, issued by the Comptroller General of the United States; The Single Audit Act Amendments of 1996; and the provisions of Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart F – Audit Requirements, and will include tests of the accounting records of the Authority and other procedures the contractor consider necessary to enable the contractor to express such an opinion and to render the required Single Audit reports. If our opinion on the financial statements of the Single Audit compliance opinion is other than unqualified, the contractor will fully discuss the reasons with the Public Housing Agency in advance. If, for any reason, the contractor is unable to complete the audit or is unable to express an opinion, the contractor may decline to express an opinion or may not issue a report as a result of this engagement.
3. The financial statements will be presented in accordance with the financial reporting model described in GASB Statement No. 34. The financial statements consist of the Statement of Net Position for major funds and aggregate non-major funds, and related Statements of Revenues, Expenses and Changes in Fund Net Position, Statement of cash flows and the notes to the accompanying financial statements.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- A) Management's Discussion and Analysis

In addition, the financial statements will have included the following supplemental information that will be subjected to the auditing procedures applied in our audit of the financial statements:

- A) Schedule of Expenditures of Federal Awards
- B) Financial Data Schedules
- C) Program Financial Schedules

4. Our report will include a report on the Schedule of Expenditures of Federal Awards, the required reports on compliance with laws and regulations related to the financial statements and to the federal award program(s). Additionally, the contractor will report on internal control in relation to the financial statements and to the federal award program(s). The Housing Agency is responsible for determining the compliance requirements and will make the contractor aware of all such requirements.
5. The management of the Housing Authority of the County of Scotts Bluff, Nebraska is responsible for establishing and maintaining internal control. In fulfilling this responsibility, estimates and judgments

by management is required to assess the expected benefits and related costs of the controls. The objectives of internal control are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, that transactions are executed in accordance with management's authorizations and recorded properly to permit the preparation of general purpose financial statements in accordance with generally accepted accounting principles, and that federal award programs are managed in compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

In planning and performing our audits, the contractor will consider the internal control sufficient to plan the audit in order to determine the nature, timing, and extent of our auditing procedures for the purpose of expressing our opinions on Housing Authority of the County of Scotts Bluff, Nebraska's financial statements and on its compliance with requirements applicable to major programs.

The contractor will obtain an understanding of the design of the relevant controls and whether they have been placed in operation, and the contractor will assess control risk. Tests of controls may be performed to test the effectiveness of certain controls that the contractor consider relevant to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the general purpose financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly no opinion will be expressed.

6. The contractor will perform tests of controls, as required by Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards , Subpart F – Audit Requirements, to evaluate the effectiveness of the design and operation of controls that the contractor consider relevant to preventing or detecting material noncompliance with compliance requirements, applicable to each of Housing Authority of the County of Scotts Bluff, Nebraska's major federal award programs. Our tests will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, the contractor will inform the governing body or audit committee of any matters involving internal control and its operation that the contractor considers to be significant deficiencies under standards established by the American Institute of Certified Public Accountants. 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. The contractor will also inform the Public Housing Agency of any non significant deficiencies or other matters involving internal control, if any, as required by Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards Subpart F – Audit Requirements.

6. Identifying and ensuring that the Housing Authority of the County of Scotts Bluff, Nebraska complies with laws, regulations, contracts, and agreements, including grant agreements, is the responsibility of management. As a part of obtaining reasonable assurance about whether the general purpose financial statements are free of material misstatement, the contractor will perform tests of the Housing Authority of the County of Scotts Bluff, Nebraska's compliance with applicable laws and regulations and the provisions of contracts and agreements, including grant agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and the contractor will not express such an opinion.

Our audit will be conducted in accordance with the standards referred to in the second paragraph. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart F – Audit Requirements requires that the contractor plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major programs. Our procedures will consist of the applicable procedures described in the OMB's compliance supplement. The purpose of these procedures will be to express an opinion on the Housing Authority of the County of Scotts Bluff, Nebraska's compliance with requirements applicable to major programs.

7. Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. The contractor will request written representations from the Public Housing Agency's attorneys as part of the engagement, and they may bill the Public Housing Agency for responding to this inquiry. At the conclusion of our audit, the contractor will also require certain written representations from the Public Housing Agency about the financial statements and related matters.
8. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. The contractor will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether caused by error or fraud. As required by the Single Audit Act Amendments of 1996 and Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart F – Audit Requirements, our audit will include test of transactions related to federal award programs for compliance with applicable laws and regulations and the provisions of related to federal award programs for compliance with applicable laws and regulations and the provisions of contracts and grant agreements. Because of the concept of reasonable assurance and because the contractor will not perform a detailed examination of all transactions, there is a risk that a material misstatement may exist and not be detected by the contractor. In addition, an audit is not designed to detect errors, fraud, or other illegal acts that are immaterial to the general purpose financial statements or to major programs. However, the contractor will inform the Public Housing Agency of any material errors and any fraud that comes to our attention. The contractor will also inform the Public Housing Agency of any other illegal acts that come to our attention, unless clearly inconsequential. The contractor will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to matters that might arise during any later periods for which the contractor is not engaged as auditors.
9. Management is responsible for making all financial records and related information available to the contractor. The contractor understand that the Public Housing Agency will provide the contractor with such information required for our audit and that the Public Housing Agency is responsible for the accuracy and completeness of that information. The contractor will advise the Public Housing Agency about appropriate accounting principles and their application and will assist in the preparation of the Public Housing Agency's financial statements, but the responsibility for the financial statements remains with the Public Housing Agency. That responsibility includes the establishment and maintenance of adequate records and effective internal control over financial reporting, the selection and application of accounting principles, and the safeguarding of assets. Additionally, as required by Uniform Administrative Requirements, Cost Principles, and Audit

Requirements for Federal Awards, Subpart F – Audit Requirements, the Public Housing Agency will prepare the summary of prior audit findings.

10. The Housing Agency's management will be required to complete a Management Discussion and Analysis (M D & A) as required supplemental information that is included in the audit reporting package as required by generally accepted accounting principles. This is the responsibility of the Housing Agency management, however we will provide guidance in the preparation of the required supplemental information.
11. Management is responsible for the preparation and fair presentation of the financial statements in accordance with the applicable financial reporting framework, however, the Contractor will be required to draft the financial statements, required supplementary information and supplementary information as noted in section 3. So the Contractor may remain independent, the Authority will assign an individual with suitable skill, knowledge, experience and understands the services to be performed to sufficiently oversee the non-audit services.
12. The Housing Agency agrees that its employees will assist in preparing schedules, type correspondence and confirmations as the Contractor requests, and will locate any invoices selected for testing by the Contractor.
13. The books of account and financial records to be audited are maintained and are located at the Public Housing Agency's office. These books and records will be made available to the Contractor by the Executive Director of the Public Housing Agency at the Contractor's request for the Contractor's use at Public Housing Agency's office during normal business hours.
14. If the Contractor ascertains that the Public Housing Agency's books and records are not in a sufficiently satisfactory condition for performing an audit, the Contractor shall disclose this deficiency to the Public Housing Agency. If the Public Housing Agency cannot get its books ready for an audit within 15 days, then the Contractor should notify the Government. Notification to the Government shall be by written communication addressed to the Department of Housing & Urban Development. The Contractor shall await further instructions from the Housing & Urban Development before continuing the audit.
15. During the audit fieldwork, if the contractor determines that the accounting records are not adequate to allow the fair presentation of the financial statements in accordance with GAAP, a contract amendment shall be entered into at the Housing Agency's option. This amendment will include any increase or decrease in the amount of the Contractor's compensation which are mutually agreed upon by and between the Public Housing Agency and the Contractor. If the Housing Agency does not present its financial statements in accordance with GAAP then an opinion qualification shall be given on the Agency's financial statements.
16. Within 30 days after the completion of the audit, an Audit Report in accordance with generally accepted government audit standards shall be simultaneously submitted to the Federal Audit Clearinghouse, Bureau of the Census, 1202 East 10<sup>th</sup> Street, Jeffersonville, Indiana 47132 and Public Housing Agency (1 copy for each Commissioner and required copies for the Executive Director) as joint addressees.
17. During the audit fieldwork, if the contractor determines that there may be fraudulent activity occurring, and a significant amount of additional procedures are deemed necessary by the contractor, then the contractor will be compensated based on the number of additional hours needed based on the hourly rate.

18. The Public Housing Agency may, before or during the conduct of the audit, request changes in the scope of services of the Contractor to be performed under this contract. Such changes, including any increase or decrease in the amount of the Contractor's compensation and any change in the time limitation for submission of the Contractor's report, which is mutually agreed upon by and between the Public Housing Agency and the Contractor, shall be incorporated into written amendments to this contract.
19. The Public Housing Agency agrees to pay the Contractor as compensation for the services and report mentioned herein, a lump-sum fee as detailed below for each of the Twelve (12) month periods June 30, 2026, 2027 and 2028, inclusive of all costs and expenses. This fee is based on the structure and programs the Authority has at the date of this contract. Any changes in structure or additional programs will be discussed with the Authority for any additional costs related to these changes. The fee is based on the following:

	<u>Hours</u>	<u>Rate</u>	<u>Total</u>	<u>REAC Submission</u>
Partner	90	\$ 215	\$ 19,350	
			<u>\$ 19,350</u>	<u>\$ 1,500</u>

\* Such lump-sum fee shall be payable within 30 days after submission of the Audit Report to the Public Housing Agency. Finance charges will be computed at an annual rate of 18% on all balances outstanding over 30 days.

20. The Contractor must be a public accountant who meets such independence standards. specified in generally accepted government auditing standards; or a public accountant who meets such independence standards.
21. The Contractor certifies that its principal officer(s) or member(s) do not now have and have not had during any period covered by the audit any interest, direct or indirect, in the PHA or any of its members or officials including the following:
  - (a) Family relationship with any PHA member or official;
  - (b) Employment by or service as a member or official of a PHA during the period covered by the audit.
22. The Contractor certifies that it has not provided accounting or bookkeeping services for the PHA during the period covered by the audit.
23. No member, officer or employee of the Public Housing Agency, no member of the governing body of the locality in which any of the Public Housing Agency's projects are situated, no member of the governing body of the locality in which the Public Housing Agency was activated, and no other public official of such locality or localities who exercises any responsibilities or functions with respect to the Public Housing Agency's projects, during his/her tenure or for one year hereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof.
24. No Member of or Delegate to Congress of the United States or Resident Commissioner shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.
25. The Contractor warrants that he/she has not employed any person to solicit or secure this contract upon any agreement for a commission, percentage, brokerage, or contingent fee. Breach of this

warranty shall give the Public Housing Agency the right to terminate this contract, or, in its discretion, to deduct from the Contractor's fee the amount of such commission, percentage, brokerage, or contingent fee.

26. The Contractor shall not assign or transfer any interest in this contract except that claims for monies due or to become due from the Public Housing Agency under the contract may be assigned to a bank, trust company, or other financial institution. If the Contractor is a partnership, this contract shall inure to the benefit of the surviving or remaining members of such partnership.
27. The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, or national origin. The Contractor shall take affirmative action to ensure that applicants are employed, and employees are treated during employment, without regard to race, color, religion, sex, age, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.
28. For a minimum period of five years from the date of the Audit Report, the Contractor shall make its workpapers, records, and other evidence of audit available to the Government and to the Comptroller General of the United States or his duly authorized representatives during normal working hours upon written request of the Government or of the Comptroller General or his representatives. The period will be extended if the auditor is notified in writing by the Government that an extension is required. The Government and the Comptroller General shall be entitled to reproduce any or all of such documents at their expense for which provision shall be made at the time the need for reproduction arises.
29. As required by auditing standards set for by the American Institute of Certified Public Accountants, an auditor is not permitted to accept an audit engagement until an inquiry of the predecessor auditor is made regarding matters that will assist the successor auditor in determining whether to accept the engagement. Upon approval by the board of commissioners we will make these specific inquiries of the Authority's predecessor auditor. If it is determined by the Contractor, based upon the receipt of the responses to the said inquiries, that the Contractor does not wish to continue and fulfill the responsibilities as set forth in this contract, then the Contractor shall have no obligations and responsibilities to fulfill this contract. We will notify the Authority within 30 days of the receipt of responses from the predecessor auditor.
30. If the Authority does not approve this contract by the signing of the said document and remitted to the Contractor within 90 days of the dated contract then this contract is considered void and a new contract shall be negotiated by the said parties.
31. The Authority may cancel and terminate this contract by giving no less than ninety (90) days written notice to the Contractor. Such notice to the Contractor shall be by certified mail to the Contractors last known address and shall set for the reason for the termination of this contract. The Contractor may elect to cancel and terminate this contract by giving no less than ninety (90) days written notice to the Authority. Such notice to the Authority shall be by certified mail and shall set forth the reason for termination of the contract.
32. The terms of this contract will be reiterated through engagement letters that will be provided at the start of the individual audit. The terms of this contract may change to those in the engagement letter to ensure compliance with the current audit standards.

Niewedde & Wiens, CPA's  
Housing Authority of the County of Scotts Bluff, Nebraska

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IN WITNESS WHEREOF, the Public Housing Agency and the Contractor have executed this agreement  
the day and year first above written.

NIEWEDDE & WIENS, CPA's

BY

*Jeff Wiens*

1/29/2026

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Date)

B  
Y

\_\_\_\_\_  
(Name)

Executive Director

\_\_\_\_\_  
(Date)

B  
Y

\_\_\_\_\_  
(Name)

Board Chairperson

\_\_\_\_\_  
(Date)