

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: 843 3564 5595 on Tuesday October 7, 2025 at 12:00 p.m. The meeting has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the Open Meetings Act is available upon request.

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

Business Session:

Public Comment:

1. Roll Call
2. Approval of the minutes of the September 2, 2025 meeting
3. Bills and Communications: Approval of August 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. Quality Control - Accounting
 - b. Discussion: Annual Board Member Conflict of Interest
8. Adjournment

Please Note: Next Meeting – Tuesday, November 4, 2025 at 12:00

September 2, 2025

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on September 2, 2025, at the Housing Partners of Western Nebraska Community Room, 89A Woodley Park Rd, Gering, NE, and via Zoom. The meeting was properly advertised and the meeting was conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the Open Meetings Act was available.

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

Chairperson Henkel called the meeting to order at 12:01 p.m.

Public Comment: None.

Moved by Cortinez and seconded by Bustinza to approve the August 5, 2025, minutes as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

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

CEO Doggett initiated the tenant account reports. PH Coordinator Lucius presented the Public Housing Reports on vacancies and collections. Property Manager Jamison presented the Tax Credit Properties Report on vacancies and collections. HCV Coordinator One Horn presented the Housing Choice Voucher Report. CEO Doggett gave a Carpenter Center Report and updated the board on Bridgeport HA. ROSS Coordinator Wells presented the ROSS report.

Moved by Wasserburger and seconded by Bustinza to approve the Chappell Management Contract as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Moved by Wasserburger and seconded by Bustinza to approve the Gordon Management Contract as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Moved by Cortinez and seconded by Bustinza to approve the Hay Springs Management Contract as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Moved by Wasserburger and seconded by Cortinez to approve Resolution #1095: Fair Markets Rents as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Moved by Wasserburger and seconded by Cortinez to approve Resolution #1096: Payment Standards as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Moved by Cortinez and seconded by Bustinza to adjourn the meeting at 12:39 p.m.

Chairperson Tammy Henkel

Secretary Anita Doggett

Housing Partners of Western Nebraska

10/6/2025 8:22 AM

Register: 1111.01 · Platte Valley

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2025	Ele Pmt	Aflac	-split-	CNN42	881.86			54,711.10
09/01/2025	Ele Pmt	Equitable	-split-	20000000006300	1,486.71			53,224.39
09/01/2025	Ele Pmt	Medica Insurance	-split-	A00938	22,876.59			30,347.80
09/02/2025			12000 · Undeposited F...	Deposit			45,820.54	76,168.34
09/02/2025			12000 · Undeposited F...	Deposit			30,530.73	106,699.07
09/02/2025			12000 · Undeposited F...	Deposit			30,035.96	136,735.03
09/02/2025			12000 · Undeposited F...	Deposit			23.99	136,759.02
09/02/2025			12000 · Undeposited F...	Deposit			11.32	136,770.34
09/02/2025			12000 · Undeposited F...	Deposit			4.90	136,775.24
09/02/2025			12000 · Undeposited F...	Deposit			5.44	136,780.68
09/02/2025			12000 · Undeposited F...	Deposit			8.20	136,788.88
09/02/2025			12000 · Undeposited F...	Deposit			7.70	136,796.58
09/02/2025			12000 · Undeposited F...	Deposit			9.92	136,806.50
09/02/2025			-split-	Deposit			932.00	137,738.50
09/02/2025	Ele Pmt	Lincoln National Lif...	2100.00 · Liabilities:2...	216175	577.29			137,161.21
09/03/2025			-split-	Deposit			6,789.00	143,950.21
09/04/2025			8020 · Operation Subs...	Deposit			53,909.00	197,859.21
09/05/2025			3700 · Other Operatin...	Deposit			11,168.62	209,027.83
09/05/2025			-split-	Deposit			8,284.00	217,311.83
09/05/2025			-split-	Deposit			2,762.00	220,073.83
09/05/2025	Ele Trans		3700 · Other Operatin...		11,168.62			208,905.21
09/05/2025	28520		20000 · Accounts Paya...		200.00			208,705.21
09/05/2025	28521		20000 · Accounts Paya...		102.00			208,603.21
09/08/2025			-split-	Deposit-EFT			10,281.00	218,884.21
09/08/2025			-split-	Deposit			3,844.50	222,728.71
09/08/2025			-split-	Deposit - 2025...			52.00	222,780.71
09/09/2025			-split-	Deposit			4,904.00	227,684.71
09/09/2025			-split-	Deposit - 2025...			8.36	227,693.07
09/09/2025	28522	Bluffs Facility Soluti...	20000 · Accounts Paya...		99.96			227,593.11
09/09/2025	28523	City of Minatare	20000 · Accounts Paya...		1,393.27			226,199.84
09/09/2025	28524	City of Terrytown	20000 · Accounts Paya...		6,017.73			220,182.11
09/09/2025	28525	Column Software, P...	20000 · Accounts Paya...		7.64			220,174.47
09/09/2025	28526	Menards	20000 · Accounts Paya...		78.67			220,095.80
09/09/2025	28527	Team Auto Center	20000 · Accounts Paya...		2,318.28			217,777.52
09/09/2025	28528	Thompson Glass	20000 · Accounts Paya...		143.95			217,633.57
09/09/2025	28529	Winsupply	20000 · Accounts Paya...		126.82			217,506.75
09/09/2025	20250858	Colonial Life	-split-	E5364880	651.32			216,855.43
09/10/2025	28530	City of Minatare	20000 · Accounts Paya...		224.69			216,630.74
09/11/2025			-split-	Deposit - 2025...			32.60	216,663.34

Housing Partners of Western Nebraska

10/6/2025 8:22 AM

Register: 1111.01 · Platte Valley

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/11/2025			3100 · Tenant Revenu...	Deposit		50.00	216,713.34
09/11/2025			-split-	Deposit		708.00	217,421.34
09/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		8,085.83		209,335.51
09/11/2025	ele pmt	TQM	20000 · Accounts Paya...		16,258.19		193,077.32
09/11/2025	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		344.11		192,733.21
09/12/2025	28531	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 22 1082	51.39		192,681.82
09/12/2025	20250938	Benefit Consultants ...	-split-	L20250404 Ra...	5,819.37		186,862.45
09/12/2025	20250939	EFTPS	-split-	47-0496611	8,992.82		177,869.63
09/12/2025	20250940	Nebraska Departmen...	2100.00 · Liabilities:2...	210911585	1,395.99		176,473.64
09/12/2025	20250912		-split-		810.53		175,663.11
09/12/2025	20250913		-split-		1,518.28		174,144.83
09/12/2025	20250914		-split-		1,304.73		172,840.10
09/12/2025	20250915		-split-		1,066.25		171,773.85
09/12/2025	20250916		-split-		2,793.80		168,980.05
09/12/2025	20250917		-split-		1,336.70		167,643.35
09/12/2025	20250918		-split-		1,474.30		166,169.05
09/12/2025	20250919		-split-		1,089.81		165,079.24
09/12/2025	20250920		-split-		1,567.32		163,511.92
09/12/2025	20250921		-split-		636.83		162,875.09
09/12/2025	20250922		-split-		1,533.53		161,341.56
09/12/2025	20250923		-split-		1,350.23		159,991.33
09/12/2025	20250924		-split-		961.16		159,030.17
09/12/2025	20250925		-split-		1,471.55		157,558.62
09/12/2025	20250926		-split-		691.28		156,867.34
09/12/2025	20250927		-split-		1,256.91		155,610.43
09/12/2025	20250928		-split-		1,918.24		153,692.19
09/12/2025	20250929		-split-		1,327.79		152,364.40
09/12/2025	20250930		-split-		1,355.85		151,008.55
09/12/2025	20250931		-split-		1,532.28		149,476.27
09/12/2025	20250932		-split-		1,231.64		148,244.63
09/12/2025	20250933		-split-		1,054.59		147,190.04
09/12/2025	20250934		-split-		1,321.38		145,868.66
09/12/2025	20250935		-split-		530.42		145,338.24
09/12/2025	20250936		-split-		836.81		144,501.43
09/12/2025	20250937		-split-		1,511.00		142,990.43
09/15/2025			3100 · Tenant Revenu...	Deposit		1,125.00	144,115.43
09/15/2025			-split-	Deposit		480.00	144,595.43
09/15/2025			-split-	Deposit		480.00	145,075.43
09/15/2025			-split-	Deposit		815.00	145,890.43

Housing Partners of Western Nebraska

10/6/2025 8:22 AM

Register: 1111.01 · Platte Valley

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/15/2025			-split-	Deposit		677.00	146,567.43
09/15/2025			3100 · Tenant Revenu...	Deposit		50.00	146,617.43
09/15/2025	ele pmt	Nebraska.Gov	20000 · Accounts Paya...		105.00		146,512.43
09/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		146,476.26
09/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		146,440.09
09/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		146,403.92
09/17/2025			-split-	Deposit		2,153.00	148,556.92
09/18/2025			-split-	Deposit		150.00	148,706.92
09/18/2025	ele pmt	Presto X	20000 · Accounts Paya...		810.17		147,896.75
09/18/2025	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		261.40		147,635.35
09/18/2025	28532		20000 · Accounts Paya...		55.00		147,580.35
09/18/2025	28533	Carr -Trumbull Lum...	20000 · Accounts Paya...	128665	20.32		147,560.03
09/18/2025	28534	City of Scottsbluff	20000 · Accounts Paya...		2,036.71		145,523.32
09/18/2025	28535		20000 · Accounts Paya...		200.00		145,323.32
09/18/2025	28536	Menards	20000 · Accounts Paya...		19.89		145,303.43
09/18/2025	28537	Sandberg Implement	20000 · Accounts Paya...		91.83		145,211.60
09/18/2025	28538	Waste Connections	20000 · Accounts Paya...		24.94		145,186.66
09/18/2025	28539	WPCI	20000 · Accounts Paya...		97.00		145,089.66
09/19/2025			12000 · Undeposited F...	Deposit - 2025...		307.49	145,397.15
09/22/2025			4100 · Operating Expe...	Deposit		654.32	146,051.47
09/22/2025			-split-	Deposit		1,383.00	147,434.47
09/23/2025			-split-	Deposit		421.00	147,855.47
09/23/2025	28540	Menards	20000 · Accounts Paya...		313.25		147,542.22
09/24/2025			12000 · Undeposited F...	Deposit		43,698.84	191,241.06
09/24/2025			12000 · Undeposited F...	Deposit		16,431.78	207,672.84
09/24/2025			8020 · Operation Subs...	Deposit		726.00	208,398.84
09/24/2025			8020 · Operation Subs...	Deposit		508.00	208,906.84
09/24/2025	ele pmt	Management Fund S...	20000 · Accounts Paya...	PHA Web	29,610.73		179,296.11
09/24/2025	ele pmt	US Bank	20000 · Accounts Paya...		288.89		179,007.22
09/24/2025	28541	Ace Hardware	20000 · Accounts Paya...		9.89		178,997.33
09/24/2025	28542	Cowans Custom Cab...	20000 · Accounts Paya...		237.50		178,759.83
09/24/2025	28543	Don Schmidt Carpet	20000 · Accounts Paya...		1,957.36		176,802.47
09/24/2025	28544	Intralinks	20000 · Accounts Paya...		15,810.53		160,991.94
09/24/2025	28545	Menards	20000 · Accounts Paya...		10,337.05		150,654.89
09/24/2025	28546	Sherwin Williams	20000 · Accounts Paya...		228.80		150,426.09
09/24/2025	28547	Snell Services, INC	20000 · Accounts Paya...		1,608.15		148,817.94
09/24/2025	28548	Verizon	20000 · Accounts Paya...		1,200.68		147,617.26
09/24/2025	28549	Waste Connections	20000 · Accounts Paya...		124.68		147,492.58
09/24/2025	28550	Winsupply	20000 · Accounts Paya...		438.78		147,053.80

Housing Partners of Western Nebraska

10/6/2025 8:22 AM

Register: 1111.01 · Platte Valley

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/25/2025			-split-	Deposit		100.00	147,153.80
09/25/2025			3100 · Tenant Revenu...	Deposit		6.00	147,159.80
09/26/2025			-split-	Deposit		173.00	147,332.80
09/26/2025	28551		20000 · Accounts Paya...		201.00		147,131.80
09/26/2025	28552	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 22 1082	51.39		147,080.41
09/26/2025	20250955	Benefit Consultants ...	-split-	L20250404 Ra...	5,872.63		141,207.78
09/26/2025	20250956	EFTPS	-split-	47-0496611	9,116.20		132,091.58
09/26/2025	20250957	Nebraska Departmen...	2100.00 · Liabilities:2...	210911585	1,422.83		130,668.75
09/26/2025	20250926		-split-		744.32		129,924.43
09/26/2025	20250927		-split-		1,407.29		128,517.14
09/26/2025	20250928		-split-		1,384.40		127,132.74
09/26/2025	20250929		-split-		1,066.25		126,066.49
09/26/2025	20250930		-split-		2,793.79		123,272.70
09/26/2025	20250931		-split-		1,376.03		121,896.67
09/26/2025	20250932		-split-		1,474.29		120,422.38
09/26/2025	20250933		-split-		1,093.49		119,328.89
09/26/2025	20250934		-split-		1,545.25		117,783.64
09/26/2025	20250935		-split-		719.04		117,064.60
09/26/2025	20250936		-split-		1,533.53		115,531.07
09/26/2025	20250937		-split-		1,527.74		114,003.33
09/26/2025	20250938		-split-		1,011.05		112,992.28
09/26/2025	20250939		-split-		1,471.55		111,520.73
09/26/2025	20250940		-split-		764.66		110,756.07
09/26/2025	20250941		-split-		1,256.90		109,499.17
09/26/2025	20250942		-split-		1,918.25		107,580.92
09/26/2025	20250943		-split-		1,327.78		106,253.14
09/26/2025	20250944		-split-		1,355.85		104,897.29
09/26/2025	20250945		-split-		1,532.28		103,365.01
09/26/2025	20250946		-split-		1,231.65		102,133.36
09/26/2025	20250947		-split-		1,124.51		101,008.85
09/26/2025	20250948		-split-		1,327.61		99,681.24
09/26/2025	20250949		-split-		613.53		99,067.71
09/26/2025	20250950		-split-		855.33		98,212.38
09/26/2025	20250951		-split-		1,511.01		96,701.37
09/30/2025	Ele Pmt	Medica Insurance	-split-	A00938	22,876.59		73,824.78
09/30/2025	Ele Pmt	Employee Benefits C...	2100.00 · Liabilities:2...	H1005SM	90.00		73,734.78
09/30/2025	28553	Ameritas	-split-	010-045843-00...	272.28		73,462.50

Barrier Free Homes LLC

10/2/2025 5:48 PM

Register: 1111.01 · Platte Valley Bank

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2025			3100 · Tenant Revenu...	Deposit-hap			2,386.00	116,517.39
09/02/2025	ele pmt	Housing Authority G...	2111.00 · Accounts Pa...	2025-08	4.90			116,512.49
09/04/2025			3100 · Tenant Revenu...	Deposit			247.00	116,759.49
09/05/2025			3100 · Tenant Revenu...	Deposit			405.00	117,164.49
09/08/2025			3100 · Tenant Revenu...	Deposit			812.00	117,976.49
09/09/2025			3100 · Tenant Revenu...	Deposit			667.00	118,643.49
09/09/2025			3100 · Tenant Revenu...	Deposit			251.00	118,894.49
09/09/2025	2019	City of Gering	2111.00 · Accounts Pa...		812.62			118,081.87
09/09/2025	2020	Menards	2111.00 · Accounts Pa...		139.23			117,942.64
09/11/2025			3100 · Tenant Revenu...	Deposit			281.00	118,223.64
09/16/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		588.30			117,635.34
09/29/2025	ele pmt	Management Fund	2111.00 · Accounts Pa...		196.50			117,438.84
09/29/2025	2021	Hullinger Glass & L...	2111.00 · Accounts Pa...		139.50			117,299.34

Courthouse Villa, LLC

10/2/2025 5:50 PM

Register: 1111.01 · Platte Valley 1011163944

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2025			3100 · Tenant Revenu...	Deposit-hap			2,267.00	44,315.43
09/02/2025	ele pmt	Housing Authority	2111.00 · Accounts Pa...	2025-08	7.70			44,307.73
09/16/2025	ele pmt	Management Fund	2111.00 · Accounts Pa...		453.40			43,854.33
09/16/2025	1026	Horizon Bank	1162.00 · Horizons Re...	Reserves 2025...	207.68			43,646.65
09/26/2025			3100 · Tenant Revenu...	Deposit			610.00	44,256.65
09/29/2025	ele pmt	Management Fund	2111.00 · Accounts Pa...		196.50			44,060.15
09/29/2025	ele pmt	Presto X	2111.00 · Accounts Pa...		28.33			44,031.82
09/29/2025	1027	City of Bridgeport	2111.00 · Accounts Pa...		286.30			43,745.52

CROWN WEST

10/2/2025 5:51 PM

Register: 1111.01 · Operating Account PVC-2038

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2025			3100 · Tenant Revenu...	Deposit-hap			3,078.00	93,904.95
09/02/2025	ele pmt	Housing Authority G...	2111.00 · Accounts Pa...	2025-08	5.44			93,899.51
09/03/2025			3100 · Tenant Revenu...	Deposit			1,570.00	95,469.51
09/05/2025			3100 · Tenant Revenu...	Deposit			852.00	96,321.51
09/08/2025			3100 · Tenant Revenu...	Deposit			736.00	97,057.51
09/09/2025			3100 · Tenant Revenu...	Deposit			714.00	97,771.51
09/09/2025	4322	City of Gering	2111.00 · Accounts Pa...		84.94			97,686.57
09/16/2025	ele pmt	Crown West Escrow	2111.00 · Accounts Pa...		400.00			97,286.57
09/16/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		794.80			96,491.77
09/18/2025			3100 · Tenant Revenu...	Deposit			300.00	96,791.77
09/22/2025	ele pmt	Presto-X	2111.00 · Accounts Pa...	pest control	374.01			96,417.76
09/26/2025			3100 · Tenant Revenu...	Deposit			125.00	96,542.76
09/29/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		360.00			96,182.76

ELMWOOD VILLAGE

10/2/2025 5:55 PM

Register: 1111.04 · Platte Valley General

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2025			3100 · Tenant Revenu...	Deposit-hap			9,516.00	299,950.08
09/02/2025			3100 · Tenant Revenu...	Deposit-hap			1,059.00	301,009.08
09/02/2025	ele pmt	Housing Authority of...	2111.00 · Accounts Pa...	2025-08	11.32			300,997.76
09/04/2025			3100 · Tenant Revenu...	Deposit			5,745.00	306,742.76
09/04/2025	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		169.74			306,573.02
09/05/2025			3100 · Tenant Revenu...	Deposit			2,031.00	308,604.02
09/05/2025			4300 · Utilities:4330 · ...	Deposit			6.81	308,610.83
09/05/2025			3100 · Tenant Revenu...	Deposit			1,471.00	310,081.83
09/08/2025			3100 · Tenant Revenu...	Deposit			284.00	310,365.83
09/09/2025			3100 · Tenant Revenu...	Deposit			1,285.00	311,650.83
09/16/2025	ele pmt	Elmwood Village R...	1111.03 · Elmwood Ca...	2025-08	350.00			311,300.83
09/16/2025	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		15.62			311,285.21
09/16/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		2,275.45			309,009.76
09/17/2025			3100 · Tenant Revenu...	Deposit			1,611.00	310,620.76
09/18/2025			-split-	Deposit			4.91	310,625.67
09/18/2025			3100 · Tenant Revenu...	Deposit			75.00	310,700.67
09/22/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		315.93			310,384.74
09/22/2025	ele pmt	Presto X	2111.00 · Accounts Pa...		1,496.02			308,888.72
09/23/2025			-split-	Deposit			900.00	309,788.72
09/29/2025	ele pmt	Management Fund	2111.00 · Accounts Pa...		982.25			308,806.47

Gering Valley Estates, LLC

10/2/2025 5:56 PM

Register: Platte Valley Operating

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2025			3110 · Dwelling Rentals	Deposit-hap			8,872.00	70,521.94
09/02/2025			3110 · Dwelling Rentals	Deposit-hap			536.00	71,057.94
09/02/2025	ele pmt	Housing Authority	20000 · Accounts Paya...	2025-08	9.92			71,048.02
09/05/2025			3110 · Dwelling Rentals	Deposit-EFT			5,353.00	76,401.02
09/05/2025			3110 · Dwelling Rentals	Deposit			4,381.00	80,782.02
09/05/2025	2181		20000 · Accounts Paya...		453.00			80,329.02
09/06/2025	ele pmt	Platte Valley Bank	-split-		2,280.00			78,049.02
09/09/2025			3110 · Dwelling Rentals	Deposit			637.00	78,686.02
09/09/2025	2182	City of Gering	20000 · Accounts Paya...		2,656.83			76,029.19
09/11/2025			-split-	Deposit			315.00	76,344.19
09/16/2025	ele pmt	Housing Authority ...	20000 · Accounts Paya...		2,060.90			74,283.29
09/16/2025	2183	Horizon Bank	20000 · Accounts Paya...		1,199.31			73,083.98
09/17/2025			3110 · Dwelling Rentals	Deposit			185.00	73,268.98
09/23/2025			Late Fee	Deposit			25.00	73,293.98
09/25/2025			-split-	Deposit			1,320.00	74,613.98
09/29/2025	ele pmt	Housing Authority ...	20000 · Accounts Paya...		916.00			73,697.98

Homeownership

10/2/2025 5:59 PM

Register: Platte Valley Bank Homeownershi

From 08/31/2025 through 10/02/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/31/2025			7010 · Interest Income	Interest		X	0.27	1,535.56

Management Fund

10/2/2025 6:12 PM

Register: 1111.01 · Platte Valley

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/02/2025			12000 · Undeposited F...	Deposit			2,766.01	335,464.63
09/02/2025	ele pmt	Housing Authority	2111.00 · Accounts Pa...	2025-08	30,035.96			305,428.67
09/05/2025	ele pmt	HD Supply	-split-		413.50			305,015.17
09/05/2025	1483		2111.00 · Accounts Pa...		102.00			304,913.17
09/05/2025	1484	Carpenter Center	2111.00 · Accounts Pa...		8.00			304,905.17
09/05/2025	1485		2111.00 · Accounts Pa...		149.00			304,756.17
09/05/2025	1486	Intralinks	2111.00 · Accounts Pa...		2,764.80			301,991.37
09/05/2025	1487		2111.00 · Accounts Pa...		102.00			301,889.37
09/05/2025	1488		2111.00 · Accounts Pa...		102.00			301,787.37
09/05/2025	1489	Print Express	2111.00 · Accounts Pa...	SCSC042	1,108.43			300,678.94
09/05/2025	1490	Quadient Finance Mail	2111.00 · Accounts Pa...	7900 0440 802...	50.54			300,628.40
09/05/2025	1491	Quadient Lease USA	2111.00 · Accounts Pa...	00835057	960.00			299,668.40
09/05/2025	1492		2111.00 · Accounts Pa...		102.00			299,566.40
09/10/2025	ele pmt	Spectrum Business	2111.00 · Accounts Pa...	176249201	639.98			298,926.42
09/15/2025	Ele Pmt		4100 · Operating Expe...	Phone Checks	66.17			298,860.25
09/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			298,824.08
09/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			298,787.91
09/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			298,751.74
09/16/2025			Valacia North	Deposit - 2025...			301.10	299,052.84
09/16/2025			Valacia	Deposit - 2025...			1,740.00	300,792.84
09/16/2025			12000 · Undeposited F...	Deposit			2,766.01	303,558.85
09/16/2025			Management Fees:369...	Deposit - 2025...			2,275.45	305,834.30
09/16/2025			Management Fees:369...	Deposit - 2025...			2,060.90	307,895.20
09/16/2025			Management Fees:369...	Deposit - 2025...			588.30	308,483.50
09/16/2025			Management Fees:369...	Deposit - 2025...			453.40	308,936.90
09/16/2025			Management Fees:369...	Deposit - 2025...			794.80	309,731.70
09/16/2025	1493	Legacy Cooperative	2111.00 · Accounts Pa...		2,204.37			307,527.33
09/16/2025	1494	MRI Software	2111.00 · Accounts Pa...		400.00			307,127.33
09/16/2025	1495	Scotts Bluff County ...	2111.00 · Accounts Pa...		44.00			307,083.33
09/16/2025	1496	Team Auto Center	2111.00 · Accounts Pa...		747.75			306,335.58
09/19/2025			-split-	Deposit - 2025...			14,998.10	321,333.68
09/22/2025	1497	Century Business Pr...	2111.00 · Accounts Pa...	SB0387	102.53			321,231.15
09/22/2025	1498	Holyoke Law	2111.00 · Accounts Pa...		140.00			321,091.15
09/24/2025			12000 · Undeposited F...	Deposit			29,610.73	350,701.88
09/26/2025	1499		2111.00 · Accounts Pa...		165.00			350,536.88
09/29/2025			12000 · Undeposited F...	Deposit			196.50	350,733.38
09/29/2025			12000 · Undeposited F...	Deposit			196.50	350,929.88
09/29/2025			12000 · Undeposited F...	Deposit			360.00	351,289.88
09/29/2025			12000 · Undeposited F...	Deposit			982.25	352,272.13

Management Fund

10/2/2025 6:12 PM

Register: 1111.01 · Platte Valley

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/29/2025			12000 · Undeposited F...	Deposit			916.00	353,188.13

Monument View Villa, LLC

10/2/2025 6:01 PM

Register: FNBO 196 399

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2025			3110 · Dwelling Rentals	Deposit-hap			3,498.00	21,038.33
09/04/2025			3110 · Dwelling Rentals	Deposit			1,454.00	22,492.33
09/05/2025			3110 · Dwelling Rentals	Deposit-EFT			1,714.00	24,206.33
09/05/2025	1763	Housing Authority	20000 · Accounts Paya...	2025-08	2.28			24,204.05
09/09/2025	1764	City of Gering	20000 · Accounts Paya...		1,142.06			23,061.99
09/10/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		283.76			22,778.23
09/16/2025	1765	Housing Partners Ma...	20000 · Accounts Paya...		795.30			21,982.93
09/26/2025			3110 · Dwelling Rentals	Deposit			500.00	22,482.93

Return to Owner

10/2/2025 6:02 PM

Register: Platte Valley
From 09/01/2025 through 09/30/2025
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/16/2025			Other Income	2025-08			833.33	250,931.18

ROSS Grant

10/2/2025 6:04 PM

Register: PVBank 3381

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/03/2025			ROSS Grant 241982	Deposit			11,168.62	21,219.61
09/16/2025	1003	Legacy Cooperative	Accounts Payable	50526	119.66			21,099.95

TQM Maintenance

10/2/2025 6:06 PM

Register: 1111.01 · Platte Valley

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/02/2025	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		57.26			175,171.43
09/02/2025	ele pmt	Housing Authority S...	2111.00 · Accounts Pa...	2025-08	45,820.54			129,350.89
09/02/2025	9222	Independent Plumbi...	2111.00 · Accounts Pa...		848.83			128,502.06
09/02/2025	9223	Menards	2111.00 · Accounts Pa...		201.88			128,300.18
09/02/2025	9224	Westco	2111.00 · Accounts Pa...		83.95			128,216.23
09/08/2025	9225	Allo Communications	2111.00 · Accounts Pa...		72.98			128,143.25
09/08/2025	9226	City of Gering	2111.00 · Accounts Pa...	maint. shed uti...	35.35			128,107.90
09/08/2025	9227	Independent Plumbi...	2111.00 · Accounts Pa...		697.42			127,410.48
09/08/2025	9228	MBKem Enterprise	2111.00 · Accounts Pa...		140.95			127,269.53
09/11/2025			1499 · Undeposited Fu...	Deposit			610.00	127,879.53
09/11/2025			3690.00 · Other Income	Dep correction			16,258.19	144,137.72
09/16/2025	9229	Bluffs Facility Soluti...	2111.00 · Accounts Pa...		424.01			143,713.71
09/16/2025	9230	City of Scottsbluff	2111.00 · Accounts Pa...		479.81			143,233.90
09/16/2025	9231	Waste Connections	2111.00 · Accounts Pa...		24.94			143,208.96
09/17/2025			3110.01 · Rent - 750 ...	Deposit			1,044.00	144,252.96
09/23/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		292.83			143,960.13

Valacia Apartments

10/2/2025 6:08 PM

Register: 1111.01 · Platte Valley Bank (150155)

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2025			3110 · Dwelling Rentals	Deposit-hap			4,017.00	16,584.70
09/02/2025			3110 · Dwelling Rentals	Deposit-hap			812.00	17,396.70
09/02/2025	ele pmt	Housing Auth Mana...	2111.00 · Accounts Pa...	2025 AHRMA	2,766.01			14,630.69
09/02/2025	ele pmt	Housing Authority P...	2111.00 · Accounts Pa...	2025-08	23.99			14,606.70
09/02/2025	3168	Ace Hardware	2111.00 · Accounts Pa...		24.29			14,582.41
09/02/2025	3169	Menards	2111.00 · Accounts Pa...		65.20			14,517.21
09/02/2025	3170	Waste Connection	2111.00 · Accounts Pa...		24.94			14,492.27
09/05/2025			-split-	Deposit			1,257.00	15,749.27
09/05/2025			3110 · Dwelling Rentals	Deposit			525.00	16,274.27
09/05/2025			-split-	Deposit-EFT			4,601.00	20,875.27
09/08/2025	3171	City of Gering	2111.00 · Accounts Pa...		2,897.04			17,978.23
09/08/2025	3172		2111.00 · Accounts Pa...		525.00			17,453.23
09/08/2025	3173	Menards	2111.00 · Accounts Pa...		48.96			17,404.27
09/09/2025			-split-	Deposit			495.00	17,899.27
09/16/2025			3110 · Dwelling Rentals	Deposit			525.00	18,424.27
09/16/2025	ele pmt	Housing Auth Mana...	2111.00 · Accounts Pa...	2025 AHRMA	2,766.01			15,658.26
09/16/2025	ele pmt	Housing Auth Mana...	2111.00 · Accounts Pa...	MF PR \$300, ...	1,740.00			13,918.26
09/16/2025	ele pmt	Housing Authority R...	2111.00 · Accounts Pa...		833.33			13,084.93
09/16/2025	ele pmt	Platte Valley Bank R...	2111.00 · Accounts Pa...		1,131.75			11,953.18
09/16/2025	ele pmt	Spectrum	2111.00 · Accounts Pa...		1,049.37			10,903.81
09/23/2025	3174	Ace Hardware	2111.00 · Accounts Pa...		16.17			10,887.64
09/23/2025	3175	Menards	2111.00 · Accounts Pa...		54.17			10,833.47

Valacia North Villa, LLC

10/2/2025 6:10 PM

Register: 1111.01 · Platte Valley Bank 1011164066

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/01/2025			3100 · Tenant Revenu...	Deposit-hap		1,469.00	40,882.39
09/04/2025			3100 · Tenant Revenu...	Deposit		362.00	41,244.39
09/08/2025	1020		2111.00 · Accounts Pa...		76.00		41,168.39
09/09/2025	1021	City of Gering	2111.00 · Accounts Pa...		363.51		40,804.88
09/16/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		301.10		40,503.78
09/16/2025	1022	Horizon Bank	1162.00 · Replacemen...	Replacement 2...	206.60		40,297.18
09/23/2025	1023	Menards	2111.00 · Accounts Pa...		62.93		40,234.25