

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: 835 6053 0843 on Tuesday January 6, 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 December 2, 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. None
8. Adjournment

Please Note: Next Meeting – Tuesday February 3, 2026 at 12:00

December 2, 2025

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on December 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: Vice-Chairperson George Cortinez, Commissioners Albert Bustinza and Hillary Wasserburger were present. EXCUSED: Chairperson Tammy Henkel. Representing the Housing Authority: Ceo Anita Doggett, Resource Director Rita Morales (via Zoom), Public Housing Coordinator Marissa Lucius, Maintenance Director Jason Wilcox, Housing Choice Voucher Kendra One Horn, and ROSS Coordinator Kim Wells. County Commissioner Mike Blue was in attendance.

Vice-Chairperson Cortinez called the meeting to order at 12:01 p.m.

Public Comment: None.

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

Moved by Wasserburger and seconded by Bustinza to approve Payroll and Bills, and Communications as presented.

YEA: Cortinez, Wasserburger, Bustinza. NAY: None. EXCUSED: Henkel

CEO Doggett initiated the tenant account reports. One Horn and Lucius presented their vacancy and collection reports. Doggett then went on to give her director's report. Wilcox presented his maintenance report. Wells presented the ROSS report.

No Old Business.

Moved by Wasserburger and seconded by Bustinza to approve 2026 AHRMA Insurance as presented. YEA: Cortinez, Wasserburger, Bustinza. NAY: None. EXCUSED: Henkel

Moved by Wasserburger and seconded by Bustinza to approve Resolution #1099: Charge Offs for The Housing Authority of the County of Scotts Bluff, NE, Valacia, and Valacia North as presented.

YEA: Cortinez, Wasserburger, Bustinza. NAY: None. EXCUSED: Henkel

Doggett discussed with the board her plans to move CD's from poor interest earning accounts to better earning interest accounts. Board agreed. Doggett will bring back information to next meeting.

Next meeting will be on January 6, 2026.

Moved by Bustinza and seconded by Wasserburger to adjourn the meeting at 12:48 p.m.

Vice-Chairperson George Cortinez

Secretary Anita Doggett

Housing Partners of Western Nebraska

1/2/2026 3:42 PM

Register: 1111.01 · Platte Valley

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2025	Ele Pmt	Aflac	-split-	CNN42	881.86		120,845.36
12/01/2025	Ele Pmt	Lincoln National Lif...	2100.00 · Liabilities:2...	216175	577.29		120,268.07
12/01/2025	Ele Pmt	Equitable	-split-	20000000006300	1,486.71		118,781.36
12/02/2025			-split-	Deposit		7,398.00	126,179.36
12/02/2025	Ele Pmt	Medica Insurance	-split-	A00938	22,876.59		103,302.77
12/03/2025			-split-	Deposit		2,107.00	105,409.77
12/04/2025			-split-	Deposit		7,235.00	112,644.77
12/04/2025	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		357.19		112,287.58
12/04/2025	28648	AHRMA	20000 · Accounts Paya...		127.00		112,160.58
12/04/2025	28649		20000 · Accounts Paya...		200.00		111,960.58
12/04/2025	28650		20000 · Accounts Paya...		200.00		111,760.58
12/05/2025			4500.00 · General Exp...	Deposit		236.97	111,997.55
12/05/2025			-split-	Deposit-eft		11,543.00	123,540.55
12/05/2025			-split-	Deposit		3,054.03	126,594.58
12/05/2025	28678	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 22 1082	51.39		126,543.19
12/05/2025	28679	Credit Managment S...	2100.00 · Liabilities:2...	C 21 CI 25 893	232.03		126,311.16
12/05/2025	20251232	EFTPS	-split-	47-0496611	8,976.30		117,334.86
12/05/2025	20251233	Nebraska Departmen...	2100.00 · Liabilities:2...	210911585	1,379.76		115,955.10
12/05/2025	20251205		-split-		687.37		115,267.73
12/05/2025	20251206		-split-		1,546.38		113,721.35
12/05/2025	20251207		-split-		1,360.27		112,361.08
12/05/2025	20251208		-split-		1,066.25		111,294.83
12/05/2025	20251209		-split-		2,793.80		108,501.03
12/05/2025	20251210		-split-		1,356.87		107,144.16
12/05/2025	20251211		-split-		1,474.29		105,669.87
12/05/2025	20251212		-split-		1,089.80		104,580.07
12/05/2025	20251213		-split-		1,647.33		102,932.74
12/05/2025	20251214		-split-		554.62		102,378.12
12/05/2025	20251215		-split-		1,533.53		100,844.59
12/05/2025	20251216		-split-		1,446.65		99,397.94
12/05/2025	20251217		-split-		1,003.63		98,394.31
12/05/2025	20251218		-split-		1,471.54		96,922.77
12/05/2025	20251219		-split-		680.80		96,241.97
12/05/2025	20251220		-split-		1,256.91		94,985.06
12/05/2025	20251221		-split-		1,918.24		93,066.82
12/05/2025	20251222		-split-		1,327.79		91,739.03
12/05/2025	20251223		-split-		1,355.85		90,383.18
12/05/2025	20251224		-split-		1,300.26		89,082.92
12/05/2025	20251225		-split-		1,231.65		87,851.27

Housing Partners of Western Nebraska

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Register: 1111.01 · Platte Valley

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/05/2025	20251226		-split-		1,140.26			86,711.01
12/05/2025	20251227		-split-		1,168.16			85,542.85
12/05/2025	20251228		-split-		530.42			85,012.43
12/05/2025	20251229		-split-		345.51			84,666.92
12/05/2025	20251230		-split-		1,511.01			83,155.91
12/05/2025	20251231		-split-		769.06			82,386.85
12/08/2025	ele pmt	HD Supply	-split-		1,347.57			81,039.28
12/08/2025	ele pmt	TQM	20000 · Accounts Paya...		17,820.00			63,219.28
12/08/2025	28651		20000 · Accounts Paya...	VOID:		X		63,219.28
12/08/2025	28652	Ace Hardware	20000 · Accounts Paya...		53.96			63,165.32
12/08/2025	28653	Bluffs Facility Soluti...	20000 · Accounts Paya...		46.17			63,119.15
12/08/2025	28654	Carr -Trumbull Lum...	20000 · Accounts Paya...	128665	100.89			63,018.26
12/08/2025	28655	Crescent Electric	20000 · Accounts Paya...		232.04			62,786.22
12/08/2025	28656	Menards	20000 · Accounts Paya...		759.33			62,026.89
12/08/2025	28657	Sherwin Williams	20000 · Accounts Paya...		49.80			61,977.09
12/08/2025	28658	Snell Services, INC	20000 · Accounts Paya...		465.92			61,511.17
12/08/2025	28659	Waste Connections	20000 · Accounts Paya...		24.94			61,486.23
12/08/2025	28660	Winsupply	20000 · Accounts Paya...		757.70			60,728.53
12/09/2025			-split-	Deposit			9,857.41	70,585.94
12/09/2025	28661	City of Minatare	20000 · Accounts Paya...		1,133.86			69,452.08
12/09/2025	28670	Verizon	20000 · Accounts Paya...		1,200.68			68,251.40
12/10/2025			-split-	Deposit			1,057.00	69,308.40
12/10/2025	Ele Pmt	Colonial Life	-split-	E5364880	651.32			68,657.08
12/11/2025			-split-	Deposit			855.00	69,512.08
12/11/2025	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		156.00			69,356.08
12/12/2025			12000 · Undeposited F...	Deposit			22,140.03	91,496.11
12/12/2025			12000 · Undeposited F...	Deposit			33,436.53	124,932.64
12/12/2025			12000 · Undeposited F...	Deposit			18,521.34	143,453.98
12/12/2025			12000 · Undeposited F...	Deposit			0.24	143,454.22
12/12/2025			12000 · Undeposited F...	Deposit			23.52	143,477.74
12/12/2025			12000 · Undeposited F...	Deposit			13.18	143,490.92
12/12/2025			12000 · Undeposited F...	Deposit			2.04	143,492.96
12/12/2025			12000 · Undeposited F...	Deposit			6.26	143,499.22
12/12/2025			12000 · Undeposited F...	Deposit			3.68	143,502.90
12/12/2025			12000 · Undeposited F...	Deposit			19.90	143,522.80
12/12/2025			12000 · Undeposited F...	Deposit			12.16	143,534.96
12/12/2025			-split-	Deposit			1,276.00	144,810.96
12/12/2025	28662	Accelerated Receiva...	20000 · Accounts Paya...		94.78			144,716.18
12/12/2025	28663	City of Terrytown	20000 · Accounts Paya...		3,151.08			141,565.10

Housing Partners of Western Nebraska

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From 12/01/2025 through 12/31/2025

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Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/12/2025	28664		20000 · Accounts Paya...		115.00		141,450.10
12/15/2025			3700 · Other Operatin...	Deposit		12,938.48	154,388.58
12/15/2025			8020 · Operation Subs...	Deposit		53,995.00	208,383.58
12/15/2025	ele pmt	Management Fund S...	20000 · Accounts Paya...		24,900.12		183,483.46
12/15/2025	ele pmt	TQM	20000 · Accounts Paya...		7,070.00		176,413.46
12/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		176,377.29
12/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		176,341.12
12/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		176,304.95
12/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		176,268.78
12/15/2025	28665	Ace Hardware	20000 · Accounts Paya...		19.79		176,248.99
12/15/2025	28666	City of Scottsbluff	20000 · Accounts Paya...		2,114.27		174,134.72
12/15/2025	28667	Menards	20000 · Accounts Paya...		132.21		174,002.51
12/15/2025	28668	Sherwin Williams	20000 · Accounts Paya...		101.95		173,900.56
12/15/2025	28669	Waste Connections	20000 · Accounts Paya...		49.87		173,850.69
12/15/2025	28671	Cowans Custom Cab...	20000 · Accounts Paya...		285.00		173,565.69
12/15/2025	28672	Menards	20000 · Accounts Paya...		7,579.30		165,986.39
12/15/2025	28673	Sherwin Williams	20000 · Accounts Paya...		203.90		165,782.49
12/15/2025	28674	Snell Services, INC	20000 · Accounts Paya...		4,994.40		160,788.09
12/15/2025	28675	Waste Connections	20000 · Accounts Paya...		24.94		160,763.15
12/15/2025	28676	Winsupply	20000 · Accounts Paya...		68.85		160,694.30
12/16/2025			3100 · Tenant Revenu...	Deposit		31.00	160,725.30
12/16/2025			-split-	Deposit		972.00	161,697.30
12/16/2025	ele pmt	NPPD	20000 · Accounts Paya...		4,298.31		157,398.99
12/16/2025	ele pmt	Benefit Consultants ...	20000 · Accounts Paya...		758.34		156,640.65
12/17/2025	ele pmt		3100 · Tenant Revenu...	NSF - C.Kling...	328.00		156,312.65
12/18/2025			-split-	Deposit		1,318.00	157,630.65
12/19/2025			4500.00 · General Exp...	Deposit		607.84	158,238.49
12/19/2025			3100 · Tenant Revenu...	Deposit		150.00	158,388.49
12/19/2025	28680	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 Cl 22 1082	51.39		158,337.10
12/19/2025	28681	Credit Managment S...	2100.00 · Liabilities:2...	C 21 Cl 25 893	232.03		158,105.07
12/19/2025	20251266	EFTPS	-split-	47-0496611	9,404.94		148,700.13
12/19/2025	20251267	Nebraska Departmen...	2100.00 · Liabilities:2...	210911585	1,468.32		147,231.81
12/19/2025	20251268	Benefit Consultants ...	-split-	3535	5,854.15		141,377.66
12/19/2025	28677		-split-		1,375.87		140,001.79
12/19/2025	20251219		-split-		912.83		139,088.96
12/19/2025	20251220		-split-		1,442.43		137,646.53
12/19/2025	20251221		-split-		1,384.49		136,262.04
12/19/2025	20251222		-split-		2,793.79		133,468.25
12/19/2025	20251223		-split-		1,490.24		131,978.01

Housing Partners of Western Nebraska

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From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/19/2025	20251224		-split-		1,474.30			130,503.71
12/19/2025	20251225		-split-		1,089.81			129,413.90
12/19/2025	20251226		-split-		1,642.98			127,770.92
12/19/2025	20251227		-split-		571.46			127,199.46
12/19/2025	20251228		-split-		1,533.53			125,665.93
12/19/2025	20251229		-split-		1,598.90			124,067.03
12/19/2025	20251230		-split-		1,072.44			122,994.59
12/19/2025	20251231		-split-		1,471.55			121,523.04
12/19/2025	20251232		-split-		764.66			120,758.38
12/19/2025	20251233		-split-		1,256.90			119,501.48
12/19/2025	20251234		-split-		1,918.25			117,583.23
12/19/2025	20251235		-split-		1,327.79			116,255.44
12/19/2025	20251236		-split-		1,355.85			114,899.59
12/19/2025	20251237		-split-		1,300.25			113,599.34
12/19/2025	20251238		-split-		1,231.64			112,367.70
12/19/2025	20251239		-split-		1,224.52			111,143.18
12/19/2025	20251240		-split-		1,413.75			109,729.43
12/19/2025	20251241		-split-		364.18			109,365.25
12/19/2025	20251242		-split-		858.92			108,506.33
12/19/2025	20251243		-split-		1,511.01			106,995.32
12/19/2025	20251244		-split-		950.87			106,044.45
12/22/2025			-split-	Deposit			25.00	106,069.45
12/23/2025	ele pmt	NPPD	20000 · Accounts Paya...		2,272.87			103,796.58
12/23/2025	ele pmt	Presto X	20000 · Accounts Paya...		440.64			103,355.94
12/23/2025	ele pmt	US Bank	20000 · Accounts Paya...		766.64			102,589.30
12/24/2025	ele pmt	HD Supply	-split-		1,143.99			101,445.31
12/29/2025	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		110.02			101,335.29
12/29/2025	Ele Pmt	Medica Insurance	-split-	A00938	25,962.48			75,372.81
12/29/2025	28682	Ace Hardware	20000 · Accounts Paya...		67.98			75,304.83
12/29/2025	28683	Air Quality Team	20000 · Accounts Paya...		925.00			74,379.83
12/29/2025	28684	Bluffs Facility Soluti...	20000 · Accounts Paya...		172.61			74,207.22
12/29/2025	28685	Cowans Custom Cab...	20000 · Accounts Paya...		175.00			74,032.22
12/29/2025	28686	Hullinger Glass & L...	20000 · Accounts Paya...		22.00			74,010.22
12/29/2025	28687	Menards	20000 · Accounts Paya...		604.12			73,406.10
12/29/2025	28688	Morrill Hardware	20000 · Accounts Paya...		25.99			73,380.11
12/29/2025	28689	Nebraska Safety and ...	20000 · Accounts Paya...		160.00			73,220.11
12/29/2025	28690	The Appliance Guy	20000 · Accounts Paya...		44.00			73,176.11
12/29/2025	28691	Globe Life	2100.00 · Liabilities:2...	203535	389.60			72,786.51
12/29/2025	20251269	Benefit Consultants ...	-split-	3535	5,899.83			66,886.68

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Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/30/2025			12000 · Undeposited F...	Deposit		2.08	66,888.76
12/30/2025			12000 · Undeposited F...	Deposit		7.94	66,896.70
12/30/2025			12000 · Undeposited F...	Deposit		5.50	66,902.20
12/30/2025			12000 · Undeposited F...	Deposit		3.68	66,905.88
12/30/2025			12000 · Undeposited F...	Deposit		3.06	66,908.94
12/30/2025			12000 · Undeposited F...	Deposit		5.80	66,914.74
12/30/2025			12000 · Undeposited F...	Deposit		2.60	66,917.34
12/30/2025			12000 · Undeposited F...	Deposit		33,527.15	100,444.49
12/30/2025			12000 · Undeposited F...	Deposit		19,024.41	119,468.90
12/30/2025			12000 · Undeposited F...	Deposit		21,898.59	141,367.49
12/30/2025			12000 · Undeposited F...	Deposit		0.16	141,367.65
12/30/2025	ele pmt	HD Supply	20000 · Accounts Paya...		7,630.00		133,737.65
12/30/2025	28692	Menards	20000 · Accounts Paya...		4,193.53		129,544.12
12/30/2025	28693	Sherwin Williams	20000 · Accounts Paya...		191.85		129,352.27
12/30/2025	28694	Waste Connections	20000 · Accounts Paya...		24.94		129,327.33
12/30/2025	28695	Winsupply	20000 · Accounts Paya...		391.92		128,935.41
12/31/2025	Ele Pmt	Lincoln National Lif...	2100.00 · Liabilities:2...	216175	577.29		128,358.12
12/31/2025	Ele Pmt	Employee Benefits C...	2100.00 · Liabilities:2...	H1005SM	90.00		128,268.12
12/31/2025	Ele Pmt	Aflac	-split-	CNN42	841.50		127,426.62
12/31/2025	Ele Pmt	Colonial Life	-split-	E5364880	610.68		126,815.94
12/31/2025	28696	Ameritas	-split-	010-045843-00...	272.28		126,543.66

Barrier Free Homes LLC

1/2/2026 3:44 PM

Register: 1111.01 · Platte Valley Bank

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2025			3100 · Tenant Revenu...	Deposit-ef		2,309.00	127,821.96
12/02/2025			3100 · Tenant Revenu...	Deposit		1,447.00	129,268.96
12/03/2025	ele pmt	TQM	2111.00 · Accounts Pa...		3,009.56		126,259.40
12/03/2025	2025	Julie's Antiques	2111.00 · Accounts Pa...		305.00		125,954.40
12/03/2025	2026	Menards	2111.00 · Accounts Pa...		150.00		125,804.40
12/03/2025	2027	Sherwin Williams	2111.00 · Accounts Pa...		213.93		125,590.47
12/04/2025			3100 · Tenant Revenu...	Deposit		812.00	126,402.47
12/04/2025	2028	City of Gering	2111.00 · Accounts Pa...		645.24		125,757.23
12/05/2025			3100 · Tenant Revenu...	Deposit		912.00	126,669.23
12/09/2025			3100 · Tenant Revenu...	Deposit		358.00	127,027.23
12/10/2025			3100 · Tenant Revenu...	Deposit		241.00	127,268.23
12/12/2025	ele pmt	Housing Authority G...	2111.00 · Accounts Pa...	2025-11	2.04		127,266.19
12/15/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		268.90		126,997.29
12/15/2025	ele pmt	Management Fund	2111.00 · Accounts Pa...		41.02		126,956.27
12/15/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-10	1,330.00		125,626.27
12/29/2025			-split-	Deposit		700.00	126,326.27

Courthouse Villa, LLC

1/2/2026 3:46 PM

Register: 1111.01 · Platte Valley 1011163944

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2025			3100 · Tenant Revenu...	Deposit-hap		2,389.00	71,437.29
12/01/2025	1031	City of Bridgeport	2111.00 · Accounts Pa...		258.30		71,178.99
12/04/2025	ele pmt	TQM	2111.00 · Accounts Pa...		325.00		70,853.99
12/05/2025			3100 · Tenant Revenu...	Deposit-efl		1,351.00	72,204.99
12/09/2025			3100 · Tenant Revenu...	Deposit		610.00	72,814.99
12/12/2025	ele pmt	Housing Authority	2111.00 · Accounts Pa...	2025-11	3.68		72,811.31
12/13/2025	ele pmt	Presto X	2111.00 · Accounts Pa...		28.33		72,782.98
12/15/2025	ele pmt	Management Fund	2111.00 · Accounts Pa...	thru 2025-11	41.02		72,741.96
12/15/2025	ele pmt	Management Fund	2111.00 · Accounts Pa...		196.10		72,545.86
12/15/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-10	350.00		72,195.86
12/15/2025	1032	Horizon Bank	1162.00 · Horizons Re...	Reserves 2025...	207.68		71,988.18
12/29/2025			3100 · Tenant Revenu...	Deposit		610.00	72,598.18

CROWN WEST

1/2/2026 3:47 PM

Register: 1111.01 · Operating Account PVC-2038

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2025			3100 · Tenant Revenu...	Deposit-ef		2,516.00	110,119.97
12/01/2025	4327	CITY OF SCOTTSB...	2111.00 · Accounts Pa...		127.97		109,992.00
12/02/2025			3100 · Tenant Revenu...	Deposit		701.00	110,693.00
12/03/2025			3100 · Tenant Revenu...	Deposit		130.00	110,823.00
12/03/2025	ele pmt	TQM	2111.00 · Accounts Pa...		3,379.17		107,443.83
12/03/2025	ele pmt	Crown West Escrow	2111.00 · Accounts Pa...		700.00		106,743.83
12/03/2025	ele pmt	Crown West Escrow	2111.00 · Accounts Pa...		350.00		106,393.83
12/03/2025	4328	Menards	2111.00 · Accounts Pa...		49.70		106,344.13
12/04/2025			3100 · Tenant Revenu...	Deposit		783.00	107,127.13
12/04/2025	4329	City of Gering	2111.00 · Accounts Pa...		89.65		107,037.48
12/09/2025			3100 · Tenant Revenu...	Deposit		2,891.00	109,928.48
12/10/2025			3100 · Tenant Revenu...	Deposit		912.00	110,840.48
12/12/2025	ele pmt	Housing Authority G...	2111.00 · Accounts Pa...	2025-11	6.26		110,834.22
12/15/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		501.10		110,333.12
12/15/2025	ele pmt	Management Fund	2111.00 · Accounts Pa...	thru 2025-11	329.02		110,004.10
12/15/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-10	810.00		109,194.10
12/22/2025	ele pmt	Crown West Escrow	2111.00 · Accounts Pa...		300.00		108,894.10
12/29/2025			3100 · Tenant Revenu...	Deposit		1,000.00	109,894.10

ELMWOOD VILLAGE

1/2/2026 3:49 PM

Register: 1111.04 · Platte Valley General

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2025			3100 · Tenant Revenu...	Deposit-ef		10,642.00	349,529.06
12/02/2025			3100 · Tenant Revenu...	Deposit		220.00	349,749.06
12/02/2025	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		75.69		349,673.37
12/02/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		106.08		349,567.29
12/02/2025	5919	CITY OF SCOTTSB...	2111.00 · Accounts Pa...		2,224.61		347,342.68
12/03/2025			-split-	Deposit		1,797.00	349,139.68
12/04/2025			3100 · Tenant Revenu...	Deposit		2,722.00	351,861.68
12/05/2025			3100 · Tenant Revenu...	Deposit		1,663.00	353,524.68
12/09/2025			3100 · Tenant Revenu...	Deposit		3,137.00	356,661.68
12/12/2025	ele pmt	Housing Authority of...	2111.00 · Accounts Pa...	2025-11	13.18		356,648.50
12/12/2025	5920	CITY OF SCOTTSB...	2111.00 · Accounts Pa...		6.44		356,642.06
12/15/2025	ele pmt	Management Fund	2111.00 · Accounts Pa...	thru 2025-11	41.02		356,601.04
12/15/2025	ele pmt	TQM	2111.00 · Accounts Pa...		21,248.27		335,352.77
12/15/2025	5921	Menards	2111.00 · Accounts Pa...		183.53		335,169.24
12/16/2025			3100 · Tenant Revenu...	Deposit		600.00	335,769.24
12/18/2025	ele pmt	Elmwood Village R...	1111.03 · Elmwood Ca...	2025-11	350.00		335,419.24
12/18/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		1,486.10		333,933.14
12/23/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		190.27		333,742.87
12/29/2025	5922	Menards	2111.00 · Accounts Pa...		31.19		333,711.68
12/29/2025	5923	SHERWIN-WILLIA...	2111.00 · Accounts Pa...		106.19		333,605.49

Gering Valley Estates, LLC

1/2/2026 3:50 PM

Register: Platte Valley Operating

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2025			3110 · Dwelling Rentals	Deposit-ef		6,661.00	102,553.33
12/02/2025			3110 · Dwelling Rentals	Deposit		1,554.00	104,107.33
12/03/2025			3110 · Dwelling Rentals	Deposit		1,053.00	105,160.33
12/04/2025			3110 · Dwelling Rentals	Deposit		799.00	105,959.33
12/04/2025	2195	City of Gering	20000 · Accounts Paya...		2,750.89		103,208.44
12/05/2025			3110 · Dwelling Rentals	Deposit-ef		5,915.00	109,123.44
12/05/2025			3110 · Dwelling Rentals	Deposit		440.00	109,563.44
12/06/2025	Ele With	Platte Valley Bank	-split-	balance = 285,...	2,280.00		107,283.44
12/08/2025	ele pmt		20000 · Accounts Paya...		62.52		107,220.92
12/09/2025			3110 · Dwelling Rentals	Deposit		871.00	108,091.92
12/10/2025			3110 · Dwelling Rentals	Deposit		252.00	108,343.92
12/12/2025	ele pmt	Housing Authority	20000 · Accounts Paya...	2025-11	12.16		108,331.76
12/15/2025	ele pmt	Housing Authority ...	20000 · Accounts Paya...	thru 2025-11	200.00		108,131.76
12/15/2025	ele pmt	Housing Authority ...	20000 · Accounts Paya...		1,333.10		106,798.66
12/15/2025	ele pmt	TQM	20000 · Accounts Paya...		9,966.78		96,831.88
12/15/2025	2196	Scotts Bluff County ...	20000 · Accounts Paya...		26,575.62		70,256.26
12/15/2025	2197	Horizon Bank	20000 · Accounts Paya...		1,199.31		69,056.95
12/22/2025	2198		20000 · Accounts Paya...		706.39		68,350.56
12/29/2025	2199	Menards	20000 · Accounts Paya...		9.98		68,340.58

Homeownership

1/2/2026 3:51 PM

Register: Platte Valley Bank Homeownershi
From 12/01/2025 through 12/31/2025
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/12/2025	ele pmt	Housing Authority	2000 · Accounts Payable	2025-11	0.24			1,510.86
12/23/2025	ele pmt	Management Fund	2000 · Accounts Payable	thru 2025-11	41.02			1,469.84

Management Fund

1/2/2026 3:54 PM

Register: 1111.01 · Platte Valley

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/08/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-09	1,420.00			278,612.67
12/08/2025	1536	Carpenter Center	2111.00 · Accounts Pa...		8.00			278,604.67
12/08/2025	1537	Century Business Pr...	2111.00 · Accounts Pa...	SB0387	117.75			278,486.92
12/08/2025	1538	Legacy Cooperative	2111.00 · Accounts Pa...		1,967.12			276,519.80
12/08/2025	1539	Management Compu...	2111.00 · Accounts Pa...		300.00			276,219.80
12/08/2025	1540	Menard's	2111.00 · Accounts Pa...		33.73			276,186.07
12/08/2025	1541	Quadient Finance Mail	2111.00 · Accounts Pa...	7900 0440 802...	750.00			275,436.07
12/08/2025	1542	Quadient Lease USA	2111.00 · Accounts Pa...	00835057	960.00			274,476.07
12/12/2025	ele pmt	Housing Authority	2111.00 · Accounts Pa...	2025-11	18,521.34			255,954.73
12/13/2025	ele pmt	Spectrum Business	2111.00 · Accounts Pa...	176249201	319.99			255,634.74
12/15/2025			Management Fees:369...	Deposit			268.90	255,903.64
12/15/2025			Management Fees:369...	Deposit			196.10	256,099.74
12/15/2025			12000 · Undeposited F...	Deposit			41.02	256,140.76
12/15/2025			12000 · Undeposited F...	Deposit			41.02	256,181.78
12/15/2025			12000 · Undeposited F...	Deposit			329.02	256,510.80
12/15/2025			Management Fees:369...	Deposit			501.10	257,011.90
12/15/2025			12000 · Undeposited F...	Deposit			41.02	257,052.92
12/15/2025			12000 · Undeposited F...	Deposit			200.00	257,252.92
12/15/2025			Management Fees:369...	Deposit			1,333.10	258,586.02
12/15/2025			12000 · Undeposited F...	Deposit			16,957.52	275,543.54
12/15/2025			12000 · Undeposited F...	Deposit			24,900.12	300,443.66
12/15/2025			12000 · Undeposited F...	Deposit			14,955.37	315,399.03
12/15/2025			12000 · Undeposited F...	Deposit			268.80	315,667.83
12/15/2025	ele pmt	Neb.gov Tyler Techn...	2111.00 · Accounts Pa...		78.00			315,589.83
12/15/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-10	405.33			315,184.50
12/15/2025	Ele Pmt		4100 · Operating Expe...	Phone Checks	66.17			315,118.33
12/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			315,082.16
12/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			315,045.99
12/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			315,009.82
12/15/2025	1543	Holyoke Law	2111.00 · Accounts Pa...		676.73			314,333.09
12/15/2025	1544	Menard's	2111.00 · Accounts Pa...		8.98			314,324.11
12/15/2025	1545	Mobius Communicat...	2111.00 · Accounts Pa...		45.00			314,279.11
12/15/2025	1546	Scotts Bluff County ...	2111.00 · Accounts Pa...		2,342.72			311,936.39
12/16/2025			-split-	Deposit			18,794.64	330,731.03
12/18/2025			Management Fees:369...	Deposit			1,486.10	332,217.13
12/19/2025			12000 · Undeposited F...	Deposit			49.51	332,266.64
12/19/2025	1547	AHRMA	2111.00 · Accounts Pa...	2026 insurance	203,657.50			128,609.14
12/23/2025	ele pmt	Shaggy Buffalo Car ...	2111.00 · Accounts Pa...		40.00			128,569.14
12/23/2025	ele pmt	US Bank	2111.00 · Accounts Pa...		1,305.45			127,263.69

Management Fund

1/2/2026 3:54 PM

Register: 1111.01 · Platte Valley

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/23/2025	1549	Housing Authority	2111.00 · Accounts Pa...		3,571.00		123,692.69
12/29/2025	1550	ARS	2111.00 · Accounts Pa...		281.23		123,411.46
12/29/2025	1551	Chappell Housing	2111.00 · Accounts Pa...		32.00		123,379.46
12/29/2025	1552	Pete's Quick Lube	2111.00 · Accounts Pa...		58.18		123,321.28
12/29/2025	1553	PHADA	2111.00 · Accounts Pa...		1,385.00		121,936.28
12/29/2025	1554	WPCI	2111.00 · Accounts Pa...		114.00		121,822.28

Monument View Villa, LLC

1/2/2026 3:55 PM

Register: FNBO 196 399

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2025			3110 · Dwelling Rentals	Deposit-hap		3,165.00	34,082.05
12/02/2025			3110 · Dwelling Rentals	Deposit		306.00	34,388.05
12/03/2025			3110 · Dwelling Rentals	Deposit		229.00	34,617.05
12/04/2025			3110 · Dwelling Rentals	Deposit		297.00	34,914.05
12/04/2025	1777	City of Gering	20000 · Accounts Paya...		1,136.46		33,777.59
12/05/2025			3110 · Dwelling Rentals	Deposit-ef		1,377.00	35,154.59
12/05/2025			3110 · Dwelling Rentals	Deposit		622.00	35,776.59
12/08/2025	ele pmt	HD Supply	20000 · Accounts Paya...		168.30		35,608.29
12/08/2025	1778	Ace Hardware	20000 · Accounts Paya...		28.79		35,579.50
12/08/2025	1779	Scotts Bluff County ...	20000 · Accounts Paya...	2025 property t...	6,671.48		28,908.02
12/08/2025	1780	TQM	20000 · Accounts Paya...		1,000.00		27,908.02
12/12/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		283.76		27,624.26
12/15/2025	1781	Housing Partners Ma...	20000 · Accounts Paya...		1,127.05		26,497.21
12/15/2025	1782	TQM	20000 · Accounts Paya...	2025-10	1,090.00		25,407.21
12/19/2025			3110 · Dwelling Rentals	Deposit		622.00	26,029.21
12/29/2025			3110 · Dwelling Rentals	Deposit		538.00	26,567.21
12/30/2025	1783	Housing Authority	20000 · Accounts Paya...	2025-11	2.28		26,564.93
12/30/2025	1784	Rapid Fire Protectio...	20000 · Accounts Paya...		120.00		26,444.93

Return to Owner

1/2/2026 3:57 PM

Register: Platte Valley

From 11/30/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/30/2025			Interest Income	Interest		X	340.68	253,639.93

Register: PVBank 3381

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/08/2025	1011	Legacy Cooperative	Accounts Payable	50526	58.75			9,070.38
12/09/2025	1012	Gering Bakery	Accounts Payable		153.93			8,916.45
12/23/2025	ele pmt	US Bank	Accounts Payable		173.06			8,743.39
12/29/2025	1013	Hansen's Petroleum	Accounts Payable		27.39			8,716.00
12/29/2025	1014		Accounts Payable		24.64			8,691.36

TQM Maintenance

1/2/2026 4:01 PM

Register: 1111.01 · Platte Valley

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/03/2025			1499 · Undeposited Fu...	Deposit			325.00	121,803.90
12/03/2025			1499 · Undeposited Fu...	Deposit			3,379.17	125,183.07
12/03/2025			1499 · Undeposited Fu...	Deposit			3,009.56	128,192.63
12/03/2025			1499 · Undeposited Fu...	Deposit			2,085.00	130,277.63
12/04/2025	9256	City of Gering	2111.00 · Accounts Pa...	maint. shed uti...	195.84			130,081.79
12/04/2025	9257	Family Dollar	2111.00 · Accounts Pa...		588.50			129,493.29
12/08/2025			-split-	Deposit			17,820.00	147,313.29
12/08/2025			1499 · Undeposited Fu...	Deposit			1,420.00	148,733.29
12/08/2025	9258	Allo Communications	2111.00 · Accounts Pa...		73.09			148,660.20
12/08/2025	9259	Bluffs Facility Soluti...	2111.00 · Accounts Pa...		681.39			147,978.81
12/08/2025	9260	Dennis Supply	2111.00 · Accounts Pa...	65860 0001	39.81			147,939.00
12/08/2025	9261	Snell Services, Inc.	2111.00 · Accounts Pa...		250.00			147,689.00
12/08/2025	9262	Thompson Glass	2111.00 · Accounts Pa...		175.46			147,513.54
12/08/2025	9263	Westco	2111.00 · Accounts Pa...		59.00			147,454.54
12/10/2025			-split-	Deposit			1,150.00	148,604.54
12/11/2025			1499 · Undeposited Fu...	Deposit			180.00	148,784.54
12/12/2025	ele pmt	Housing Authority S...	2111.00 · Accounts Pa...	2025-11	33,436.53			115,348.01
12/15/2025			1499 · Undeposited Fu...	Deposit			3,340.00	118,688.01
12/15/2025			-split-	Deposit			7,070.00	125,758.01
12/15/2025			1499 · Undeposited Fu...	Deposit			405.33	126,163.34
12/15/2025			1499 · Undeposited Fu...	Deposit			9,966.78	136,130.12
12/15/2025			1499 · Undeposited Fu...	Deposit			21,248.27	157,378.39
12/15/2025			1499 · Undeposited Fu...	Deposit			810.00	158,188.39
12/15/2025			1499 · Undeposited Fu...	Deposit			350.00	158,538.39
12/15/2025			1499 · Undeposited Fu...	Deposit			1,330.00	159,868.39
12/15/2025			-split-	Deposit			14,079.89	173,948.28
12/15/2025	ele pmt	Management Fund.	2111.00 · Accounts Pa...	thru 2025-11	14,955.37			158,992.91
12/15/2025	9264	City of Scottsbluff	2111.00 · Accounts Pa...		138.73			158,854.18
12/15/2025	9265	Westco	2111.00 · Accounts Pa...		54.00			158,800.18
12/19/2025			-split-	Deposit			11,160.00	169,960.18
12/23/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		128.56			169,831.62
12/23/2025	ele pmt	U. S. Bancorp	2111.00 · Accounts Pa...		1,023.97			168,807.65
12/30/2025	9266		2111.00 · Accounts Pa...		13.59			168,794.06
12/30/2025	9267	Hansen's Petroleum	2111.00 · Accounts Pa...		36.00			168,758.06
12/30/2025	9268	Independent Plumbi...	2111.00 · Accounts Pa...		3,135.88			165,622.18
12/30/2025	9269	Nebraska Safety and ...	2111.00 · Accounts Pa...		259.00			165,363.18
12/30/2025	9270	Sandberg Implement	2111.00 · Accounts Pa...		359.98			165,003.20

Valacia Apartments

1/2/2026 4:02 PM

Register: 1111.01 · Platte Valley Bank (150155)

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2025			3110 · Dwelling Rentals	Deposit-ef		3,503.00	6,144.54
12/02/2025			-split-	Deposit		570.00	6,714.54
12/03/2025	Ele With	USDA Rural Develo...	2320.00 · Loan Payme...	2025-11	671.81		6,042.73
12/04/2025			-split-	Deposit		891.00	6,933.73
12/04/2025	3184	City of Gering	2111.00 · Accounts Pa...		2,689.17		4,244.56
12/05/2025			3110 · Dwelling Rentals	Deposit		1,257.00	5,501.56
12/08/2025			3110 · Dwelling Rentals	Deposit		225.00	5,726.56
12/09/2025			3110 · Dwelling Rentals	Deposit		525.00	6,251.56
12/09/2025			-split-	Deposit-EFT		4,039.00	10,290.56
12/12/2025	ele pmt	Housing Authority P...	2111.00 · Accounts Pa...	2025-11	23.52		10,267.04
12/14/2025	ele pmt	Spectrum	2111.00 · Accounts Pa...		1,048.52		9,218.52
12/19/2025			3110 · Dwelling Rentals	Deposit		572.00	9,790.52
12/23/2025	ele pmt	Housing Auth Mana...	2111.00 · Accounts Pa...	MF PR \$300, ...	1,740.00		8,050.52
12/23/2025	ele pmt	Housing Authority R...	2111.00 · Accounts Pa...		833.33		7,217.19
12/23/2025	ele pmt	Platte Valley Bank R...	2111.00 · Accounts Pa...		1,131.75		6,085.44
12/30/2025	3185	Simply Computer So...	2111.00 · Accounts Pa...		994.40		5,091.04
12/30/2025	3186	Voucher Program	2111.00 · Accounts Pa...		232.00		4,859.04

Valacia North Villa, LLC

1/2/2026 4:03 PM

Register: 1111.01 · Platte Valley Bank 1011164066

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/01/2025			3100 · Tenant Revenu...	Deposit-hap			2,159.00	50,704.44
12/04/2025			3100 · Tenant Revenu...	Deposit			278.00	50,982.44
12/04/2025	1035	City of Gering	2111.00 · Accounts Pa...		405.12			50,577.32
12/05/2025			3100 · Tenant Revenu...	Deposit-efit			941.00	51,518.32
12/12/2025	ele pmt	Housing Authority	2111.00 · Accounts Pa...	2025-11	19.90			51,498.42
12/15/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...	thru 2025-11	268.80			51,229.62
12/15/2025	ele pmt	TQM	2111.00 · Accounts Pa...		3,340.00			47,889.62
12/15/2025	1036	Ace Hardware	2111.00 · Accounts Pa...		25.98			47,863.64
12/18/2025			Maintenance Expenses...	Deposit			33.93	47,897.57
12/22/2025	1038	Horizon Bank	1162.00 · Replacemen...	Replacement 2...	206.60			47,690.97
12/30/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		157.40			47,533.57
12/30/2025	1037	Ace Hardware	2111.00 · Accounts Pa...		16.19			47,517.38
12/31/2025	1039	Johnson Cashway	2111.00 · Accounts Pa...		25.98			47,491.40