

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: 886 2212 2305 on Wednesday, September 6, 2023 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 August 2023 meeting
3. Bills and Communications: Approval of August payroll and Bills & Disbursements as presented
4. Report of the Secretary-Treasurer:
 - Tenants Accounts – No Motion needed
5. Reports of Committees
 - TQM, Management, and Carpenter Center
6. Old business
 - a. None
7. New business
 - a. Discussion: Info from lawyer on public information
 - b. Discussion: Board Member info for website
 - c. Executive Session: Board Member conflicts of interest
8. Adjournment

Please Note: Next Meeting – Tuesday October 3, 2023 at 12:00

Housing Partners of Western Nebraska

9/1/2023 8:58 AM

Register: Platte Valley

From 08/01/2023 through 08/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/01/2023	Ele Pmt	EFTPS	-split-	47-0496611	10,266.48			57,471.37
08/01/2023	Ele Pmt	Nebraska Child Supp...	2100.00 · Liabilities:21...		277.39			57,193.98
08/01/2023	Ele Pmt	Nebraska Departmen...	2100.00 · Liabilities:21...	210911585	1,671.05			55,522.93
08/01/2023	Ele Pmt	Equitable	-split-	20000000006300	1,450.47			54,072.46
08/01/2023	Ele Pmt	Lincoln National Lif...	2100.00 · Liabilities:21...	216175	679.00			53,393.46
08/01/2023	Ele Pmt	Aflac	-split-	CNN42	875.66			52,517.80
08/01/2023	Ele Pmt	Benefit Consultants ...	-split-	3535	5,718.21			46,799.59
08/01/2023	Ele Pmt	Colonial Life	-split-	E5364880	308.86			46,490.73
08/01/2023	Ele Pmt	Black Hills Energy 7...	20000 · Accounts Paya...		766.34			45,724.39
08/01/2023	Ele Pmt	NPPD 78-3	20000 · Accounts Paya...		3,890.99			41,833.40
08/01/2023	26996		3000.00 · Operating In...		203.00			41,630.40
08/01/2023	26997		20000 · Accounts Paya...		200.00			41,430.40
08/01/2023	26998		20000 · Accounts Paya...		200.00			41,230.40
08/02/2023			-split-	Deposit			3,070.72	44,301.12
08/02/2023			-split-	Deposit			6,170.87	50,471.99
08/02/2023			-split-	Deposit			4,918.00	55,389.99
08/02/2023			-split-	Deposit			741.00	56,130.99
08/02/2023	Ele Pmt	US Bank	4500.00 · General Exp...		4,588.98			51,542.01
08/03/2023	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		15.70			51,526.31
08/04/2023			-split-	Deposit			35.39	51,561.70
08/04/2023			-split-	Deposit			6,583.00	58,144.70
08/04/2023			-split-	Deposit			4,394.25	62,538.95
08/04/2023	Ele Pmt	EFTPS	-split-	47-0496611	10,303.86			52,235.09
08/04/2023	Ele Pmt	Nebraska Child Supp...	2100.00 · Liabilities:21...		277.39			51,957.70
08/04/2023	Ele Pmt	Nebraska Departmen...	2100.00 · Liabilities:21...	210911585	1,691.45			50,266.25
08/04/2023	26999				639.51			49,626.74
08/04/2023	20230804		-split-		1,068.41			48,558.33
08/04/2023	20230805		-split-		1,112.02			47,446.31
08/04/2023	20230806		-split-		1,937.14			45,509.17
08/04/2023	20230808		-split-		1,400.90			44,108.27
08/04/2023	20230809		-split-		2,609.12			41,499.15
08/04/2023	20230810		-split-		677.33			40,821.82
08/04/2023	20230811		-split-		1,241.02			39,580.80
08/04/2023	20230812		-split-		1,460.34			38,120.46
08/04/2023	20230813		-split-		674.56			37,445.90
08/04/2023	20230814		-split-		1,197.39			36,248.51
08/04/2023	20230815		-split-		1,333.31			34,915.20
08/04/2023	20230816		-split-		1,400.31			33,514.89
08/04/2023	20230817		-split-		1,451.20			32,063.69
08/04/2023	20230818		-split-		1,160.65			30,903.04

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08/04/2023	20230819		-split-		1,873.13		29,029.91
08/04/2023	20230820		-split-		1,316.42		27,713.49
08/04/2023	20230821		-split-		738.13		26,975.36
08/04/2023	20230822		-split-		1,130.16		25,845.20
08/04/2023	20230823		-split-		598.18		25,247.02
08/04/2023	20230824		-split-		941.81		24,305.21
08/04/2023	20230825		-split-		1,185.65		23,119.56
08/04/2023	20230826		-split-		1,289.50		21,830.06
08/04/2023	20230827		-split-		1,520.27		20,309.79
08/04/2023	20230828		-split-		677.00		19,632.79
08/04/2023	20230829		-split-		1,108.51		18,524.28
08/04/2023	20230830		-split-		394.27		18,130.01
08/04/2023	20230831		-split-		439.10		17,690.91
08/04/2023	20230832		-split-		1,855.43		15,835.48
08/04/2023	20230833		-split-		1,250.69		14,584.79
08/04/2023	20230834		-split-		702.48		13,882.31
08/04/2023	20230835		-split-		1,770.17		12,112.14
08/07/2023			-split-	EFT		10,962.00	23,074.14
08/07/2023	Ele Pmt	Benefit Consultants ...	-split-	3535	5,632.95		17,441.19
08/08/2023			-split-	Deposit		6,660.00	24,101.19
08/08/2023			-split-	Deposit		1,997.00	26,098.19
08/08/2023	Ele Pmt	Spectrum Business	20000 · Accounts Paya...		159.98		25,938.21
08/08/2023	27000	City of Gering	20000 · Accounts Paya...		34.96		25,903.25
08/08/2023	27001	Accelerated Receivab...	20000 · Accounts Paya...		200.12		25,703.13
08/08/2023	27002	Bluffs Facility Soluti...	20000 · Accounts Paya...		74.93		25,628.20
08/08/2023	27003	Bomgaars	20000 · Accounts Paya...		19.99		25,608.21
08/08/2023	27004	Carpenter Center	20000 · Accounts Paya...		24.00		25,584.21
08/08/2023	27005	Carr -Trumbull Lum...	20000 · Accounts Paya...		7.83		25,576.38
08/08/2023	27006	Don Schmidt Carpet	20000 · Accounts Paya...		2,040.00		23,536.38
08/08/2023	27007	Holyoke Law Firm	20000 · Accounts Paya...		456.50		23,079.88
08/08/2023	27008	Mel's Mobile Lock a...	20000 · Accounts Paya...		248.00		22,831.88
08/08/2023	27009	Menards	20000 · Accounts Paya...		4,502.98		18,328.90
08/08/2023	27010	Mobius Communicat...	20000 · Accounts Paya...		160.50		18,168.40
08/08/2023	27011	Morrill Hardware	20000 · Accounts Paya...		75.72		18,092.68
08/08/2023	27012	Sherwin Williams	20000 · Accounts Paya...		158.84		17,933.84
08/08/2023	27013	Snell Services, INC	20000 · Accounts Paya...		2,159.85		15,773.99
08/08/2023	27014	State of Nebraska DAS	20000 · Accounts Paya...		434.73		15,339.26
08/08/2023	27015	The Appliance Guy	20000 · Accounts Paya...		410.00		14,929.26
08/08/2023	27016	Waste Connections	20000 · Accounts Paya...		57.75		14,871.51
08/08/2023	27017	Winsupply	20000 · Accounts Paya...		122.71		14,748.80

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08/08/2023	27018		3000.00 · Operating In...		249.00			14,499.80
08/08/2023	27019		3000.00 · Operating In...		6.12			14,493.68
08/09/2023			3000.00 · Operating In...	Deposit			778.00	15,271.68
08/09/2023	27020	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 CI 22 1829	193.57			15,078.11
08/09/2023	27021	Accelerated Receivab...	2100.00 · Liabilities:21...	# C 21 CI 22 771	219.15			14,858.96
08/09/2023	27022	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 CI 12 2359	28.70			14,830.26
08/10/2023			12000 · Undeposited F...	EFT			8,764.01	23,594.27
08/10/2023			8020.00 · Operation Su...	EFT			44,054.50	67,648.77
08/10/2023			3000.00 · Operating In...	Deposit			319.00	67,967.77
08/10/2023		Northwest Pipe	20000 · Accounts Paya...	QuickBooks ge...				67,967.77
08/10/2023	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		102.06			67,865.71
08/10/2023	27023	Ace Hardware	20000 · Accounts Paya...		28.01			67,837.70
08/10/2023	27024	Budget Drain Services	20000 · Accounts Paya...		314.00			67,523.70
08/10/2023	27025	Carr -Trumbull Lum...	20000 · Accounts Paya...		158.23			67,365.47
08/10/2023	27026	Century Business Pro...	20000 · Accounts Paya...		119.25			67,246.22
08/10/2023	27027	Chamber of Commerce	20000 · Accounts Paya...		1,000.00			66,246.22
08/10/2023	27028	Cowans Custom Cab...	20000 · Accounts Paya...		200.00			66,046.22
08/10/2023	27029	Crescent Electric	20000 · Accounts Paya...		20.71			66,025.51
08/10/2023	27030	Don Schmidt Carpet	20000 · Accounts Paya...		1,723.10			64,302.41
08/10/2023	27031	Essential Fuels/WTT	20000 · Accounts Paya...		191.00			64,111.41
08/10/2023	27032	HD Supply	20000 · Accounts Paya...		721.91			63,389.50
08/10/2023	27033	Holyoke Law Firm	20000 · Accounts Paya...		589.58			62,799.92
08/10/2023	27034	Ideal Linen	20000 · Accounts Paya...		893.31			61,906.61
08/10/2023	27035	Independent Plumbing	20000 · Accounts Paya...		1,057.34			60,849.27
08/10/2023	27036	Intralinks	20000 · Accounts Paya...		522.75			60,326.52
08/10/2023	27037	Loucks & Schwartz	20000 · Accounts Paya...		12,042.00			48,284.52
08/10/2023	27038	Management Fund.	20000 · Accounts Paya...		6,723.22			41,561.30
08/10/2023	27039		20000 · Accounts Paya...	reimbursement ...	50.74			41,510.56
08/10/2023	27040	Mel's Mobile Lock a...	20000 · Accounts Paya...		106.00			41,404.56
08/10/2023	27041	Menards	20000 · Accounts Paya...		1,569.87			39,834.69
08/10/2023	27042	Midwest Connect	20000 · Accounts Paya...		223.00			39,611.69
08/10/2023	27043	Morrill Hardware	20000 · Accounts Paya...		43.44			39,568.25
08/10/2023	27044	Paul Reed Constructi...	20000 · Accounts Paya...		80.50			39,487.75
08/10/2023	27045	Petes Quick Lube	20000 · Accounts Paya...		68.38			39,419.37
08/10/2023	27046	Presto X	20000 · Accounts Paya...		242.00			39,177.37
08/10/2023	27047	Print Express	20000 · Accounts Paya...		431.85			38,745.52
08/10/2023	27048	Quadiant Fianance M...	20000 · Accounts Paya...		2.19			38,743.33
08/10/2023	27049	Sandberg Implement	20000 · Accounts Paya...		109.73			38,633.60
08/10/2023	27050	Sherwin Williams	20000 · Accounts Paya...		525.83			38,107.77
08/10/2023	27051	Snell Services, INC	20000 · Accounts Paya...		139.91			37,967.86

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08/10/2023	27052	Star Herald	20000 · Accounts Paya...		11.36		37,956.50
08/10/2023	27053	Team Auto Center	20000 · Accounts Paya...		970.00		36,986.50
08/10/2023	27054	Thompson Glass	20000 · Accounts Paya...		57.58		36,928.92
08/10/2023	27055	Waste Connections	20000 · Accounts Paya...		389.67		36,539.25
08/10/2023	27056	Westco	20000 · Accounts Paya...		97.38		36,441.87
08/10/2023	27057	Winsupply	20000 · Accounts Paya...		5,488.50		30,953.37
08/10/2023	27058	The Appliance Guy	20000 · Accounts Paya...		250.00		30,703.37
08/11/2023			Capital Funds 2020	EFT		6,833.40	37,536.77
08/11/2023	27059	Credit Managment S...	2100.00 · Liabilities:21...	C 21 CI 09 1950	34.57		37,502.20
08/15/2023	Ele Pmt		4000.00 · Operating Ex...		36.17		37,466.03
08/15/2023	Ele Pmt		4000.00 · Operating Ex...		36.17		37,429.86
08/15/2023	Ele Pmt		4000.00 · Operating Ex...		36.17		37,393.69
08/15/2023	Ele Pmt		4000.00 · Operating Ex...		36.17		37,357.52
08/15/2023	Ele Pmt	Black Hills Energy 7...	20000 · Accounts Paya...		162.63		37,194.89
08/15/2023	Ele Pmt	Black Hills Energy 7...	20000 · Accounts Paya...		104.21		37,090.68
08/15/2023	Ele Pmt	NPPD 78-1	20000 · Accounts Paya...		956.16		36,134.52
08/15/2023	Ele Pmt	NPPD 78-5	20000 · Accounts Paya...		4,730.85		31,403.67
08/15/2023	Ele Pmt	Black Hills Energy 7...	20000 · Accounts Paya...		223.50		31,180.17
08/15/2023	Ele Pmt	Spectrum Business	20000 · Accounts Paya...		159.98		31,020.19
08/15/2023	27060	NPPD 78-5	20000 · Accounts Paya...		175.70		30,844.49
08/15/2023	27061	City of Minatare	20000 · Accounts Paya...		1,192.63		29,651.86
08/15/2023	27062	City of Scottsbluff	20000 · Accounts Paya...		1,833.64		27,818.22
08/16/2023			-split-	Deposit		1,012.00	28,830.22
08/16/2023			3000.00 · Operating In...	Deposit		198.00	29,028.22
08/16/2023			3000.00 · Operating In...	Deposit		422.00	29,450.22
08/16/2023			-split-	Deposit		1,263.00	30,713.22
08/17/2023	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		829.19		29,884.03
08/18/2023			12000 · Undeposited F...	Deposit		38,378.64	68,262.67
08/18/2023			12000 · Undeposited F...	Deposit		21,172.68	89,435.35
08/18/2023			12000 · Undeposited F...	Deposit		30,922.58	120,357.93
08/18/2023			12000 · Undeposited F...	Deposit		648.00	121,005.93
08/18/2023	Ele Pmt	Benefit Consultants ...	-split-	3535	5,886.23		115,119.70
08/18/2023	Ele Pmt	EFTPS	-split-	47-0496611	10,442.56		104,677.14
08/18/2023	Ele Pmt	Nebraska Child Supp...	2100.00 · Liabilities:21...		277.39		104,399.75
08/18/2023	Ele Pmt	Nebraska Departmen...	2100.00 · Liabilities:21...	210911585	1,701.40		102,698.35
08/18/2023	27063		-split-		728.34		101,970.01
08/18/2023	20230818		-split-		1,072.30		100,897.71
08/18/2023	20230819		-split-		1,107.33		99,790.38
08/18/2023	20230820		-split-		1,937.15		97,853.23
08/18/2023	20230821		-split-		1,400.90		96,452.33

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08/18/2023	20230822		-split-		2,613.85		93,838.48
08/18/2023	20230823		-split-		1,219.03		92,619.45
08/18/2023	20230824		-split-		1,501.31		91,118.14
08/18/2023	20230825		-split-		630.64		90,487.50
08/18/2023	20230826		-split-		1,199.24		89,288.26
08/18/2023	20230827		-split-		1,316.77		87,971.49
08/18/2023	20230828		-split-		1,400.31		86,571.18
08/18/2023	20230829		-split-		1,319.51		85,251.67
08/18/2023	20230830		-split-		1,145.12		84,106.55
08/18/2023	20230831		-split-		1,873.15		82,233.40
08/18/2023	20230832		-split-		1,313.09		80,920.31
08/18/2023	20230833		-split-		754.32		80,165.99
08/18/2023	20230834		-split-		978.62		79,187.37
08/18/2023	20230835		-split-		758.87		78,428.50
08/18/2023	20230836		-split-		930.44		77,498.06
08/18/2023	20230837		-split-		1,158.80		76,339.26
08/18/2023	20230838		-split-		1,267.72		75,071.54
08/18/2023	20230839		-split-		1,520.26		73,551.28
08/18/2023	20230840		-split-		619.12		72,932.16
08/18/2023	20230841		-split-		1,110.37		71,821.79
08/18/2023	20230842		-split-		1,046.66		70,775.13
08/18/2023	20230843		-split-		399.65		70,375.48
08/18/2023	20230844		-split-		1,855.43		68,520.05
08/18/2023	20230845		-split-		1,250.69		67,269.36
08/18/2023	20230846		-split-		432.52		66,836.84
08/18/2023	20230847		-split-		792.31		66,044.53
08/18/2023	20230848		-split-		1,770.15		64,274.38
08/21/2023			12000 · Undeposited F...	Deposit		950.86	65,225.24
08/21/2023			12000 · Undeposited F...	Deposit		950.56	66,175.80
08/21/2023			12000 · Undeposited F...	Deposit		3.56	66,179.36
08/21/2023			12000 · Undeposited F...	Deposit		832.85	67,012.21
08/21/2023			12000 · Undeposited F...	Deposit		2,473.08	69,485.29
08/21/2023			12000 · Undeposited F...	Deposit		1.52	69,486.81
08/21/2023			12000 · Undeposited F...	Deposit		648.00	70,134.81
08/21/2023			12000 · Undeposited F...	Deposit		648.00	70,782.81
08/21/2023			12000 · Undeposited F...	Deposit		4,665.63	75,448.44
08/21/2023			-split-	Deposit		1,323.00	76,771.44
08/21/2023			-split-	Deposit		725.00	77,496.44
08/21/2023			12000 · Undeposited F...	Deposit		3.56	77,500.00
08/21/2023	Ele Pmt		64700 · Miscellaneous ...		456.58		77,043.42

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08/21/2023	27064	Snell Services, INC	20000 · Accounts Paya...		49,721.21			27,322.21
08/21/2023	27065	Carr -Trumbull Lum...	20000 · Accounts Paya...		329.60			26,992.61
08/21/2023	27066	Cowans Custom Cab...	20000 · Accounts Paya...		170.00			26,822.61
08/21/2023	27067	Menards	20000 · Accounts Paya...		3,896.30			22,926.31
08/21/2023	27068	Morrill Hardware	20000 · Accounts Paya...		66.73			22,859.58
08/21/2023	27069	Panhandle Coop	20000 · Accounts Paya...		95.03			22,764.55
08/21/2023	27070	Sherwin Williams	20000 · Accounts Paya...		590.75			22,173.80
08/21/2023	27071	Snell Services, INC	20000 · Accounts Paya...		10,970.00			11,203.80
08/21/2023	27072	Waste Connections	20000 · Accounts Paya...		99.73			11,104.07
08/21/2023	27073	Winsupply	20000 · Accounts Paya...		153.85			10,950.22
08/21/2023	27074	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 C1 22 1829	193.57			10,756.65
08/21/2023	27075	Accelerated Receivab...	2100.00 · Liabilities:21...	# C 21 C1 22 771	219.15			10,537.50
08/21/2023	27076	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 C1 12 2359	28.70			10,508.80
08/21/2023	27077	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 C1 22 1082	14.64			10,494.16
08/21/2023	27078	Credit Managment S...	2100.00 · Liabilities:21...	C 21 C1 09 1950	34.57			10,459.59
08/22/2023			-split-	Deposit			1,955.00	12,414.59
08/22/2023	Ele Pmt	Nebraska UC Fund	20000 · Accounts Paya...		4,331.86			8,082.73
08/23/2023			Capital Funds 2020	EFT			16,371.99	24,454.72
08/23/2023			Capital Fund 2019:Boi...	EFT			49,721.21	74,175.93
08/23/2023	Ele Pmt	Black Hills Energy 7...	20000 · Accounts Paya...		1,046.82			73,129.11
08/23/2023	Ele Pmt	Staples	20000 · Accounts Paya...		2,055.28			71,073.83
08/23/2023	27079	Nebraska Land Tire	20000 · Accounts Paya...		429.50			70,644.33
08/25/2023			Capital Funds 2020	EFT			10,044.64	80,688.97
08/25/2023	Ele Pmt	Nebraska.Gov	-split-		76.00			80,612.97
08/25/2023	Ele Pmt	ADP Payroll Fees	-split-		138.35			80,474.62
08/25/2023	NSF		3000.00 · Operating In...	NSF	235.00			80,239.62
08/30/2023	Ele Pmt	Lincoln National Lif...	2100.00 · Liabilities:21...	216175	679.00			79,560.62
08/30/2023	Ele Pmt	Spectrum Business	20000 · Accounts Paya...		175.67			79,384.95
08/31/2023	Ele Pmt	Employee Benefits C...	2100.00 · Liabilities:21...	H1005SM	103.50			79,281.45
08/31/2023	27080	Blue Cross Blue Shield	-split-	#102748	22,738.54			56,542.91
08/31/2023	27081	Ameritas	-split-	010-045843-00...	314.48			56,228.43
08/31/2023	27082		20000 · Accounts Paya...		200.00			56,028.43
08/31/2023	27083		20000 · Accounts Paya...		200.00			55,828.43
08/31/2023	27084		20000 · Accounts Paya...		200.00			55,628.43

Barrier Free Homes LLC

9/1/2023 9:06 AM

Register: 1111.01 · Platte Valley Bank

From 08/01/2023 through 08/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/01/2023	1905	Housing Authority M...	4195.00 · Management...	Management F...	452.60		140,235.63
08/01/2023	1906	City of Gering	2000 · *Accounts Paya...		580.69		139,654.94
08/01/2023	1908	Home Depot Credit S...	2000 · *Accounts Paya...		12.46		139,642.48
08/01/2023	1909	Independent Plumbing	2000 · *Accounts Paya...		1,291.08		138,351.40
08/01/2023	1910	Menards	2000 · *Accounts Paya...		153.61		138,197.79
08/01/2023	1911	Northwest Pipe Fittin...	2000 · *Accounts Paya...		148.89		138,048.90
08/01/2023	1912	Presto-X	2000 · *Accounts Paya...		204.12		137,844.78
08/01/2023	1913	Snell Services, Inc.	2000 · *Accounts Paya...		99.47		137,745.31
08/01/2023	1914	The Appliance Guy	2000 · *Accounts Paya...		80.00		137,665.31
08/01/2023	1915	Waste Connection	2000 · *Accounts Paya...		19.25		137,646.06
08/02/2023			-split-	Deposit		1,178.00	138,824.06
08/04/2023			3110.00 · Rental (Dwel...	Deposit		977.00	139,801.06
08/08/2023			3110.00 · Rental (Dwel...	Deposit		757.00	140,558.06
08/22/2023	1916	Housing Authority M...	4195.00 · Management...	Management F...	454.70		140,103.36

Courthouse Villa, LLC

9/1/2023 9:12 AM

Register: 1111.01 · Platte Valley

From 08/01/2023 through 08/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/02/2023			3110.00 · Rental	Deposit		104.00	35,741.71
08/04/2023	Trans	Crown	Extermination	reimburse Cro...	24.30		35,717.41
08/04/2023	2315	Menards	2000 · Accounts Payable		33.65		35,683.76
08/05/2023			3110.00 · Rental	EFT		1,869.00	37,552.76
08/19/2023	Ele Pmt	Presto X	2000 · Accounts Payable		24.30		37,528.46
08/22/2023	2316	Horizon Bank	1162.00 · Horizons Re...	Reserves 7/2023	195.77		37,332.69
08/22/2023	2317	Housing Authority	4198.01 · Management...	Management F...	313.30		37,019.39

CROWN WEST

9/1/2023 9:15 AM

Register: 1111.01 · Operating Account PVC-2038

From 08/01/2023 through 08/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/02/2023			3110.00 · Rental Income	Deposit			667.00	61,353.63
08/03/2023	4171	City of Gering	2000 · Accounts Payable		77.67			61,275.96
08/03/2023	4172	Menards	2000 · Accounts Payable		20.43			61,255.53
08/04/2023			4430.00 · Contract Cos...	EFT			24.30	61,279.83
08/04/2023			3110.00 · Rental Income	Deposit			600.00	61,879.83
08/04/2023	Ele Pmt	Presto-X	2000 · Accounts Payable		24.30			61,855.53
08/08/2023			3110.00 · Rental Income	Deposit			1,618.00	63,473.53
08/15/2023	Ele Pmt	Black Hills Energy	2000 · Accounts Payable		25.67			63,447.86
08/15/2023	Ele Pmt	NPPD	2000 · Accounts Payable		56.60			63,391.26
08/16/2023			-split-	Deposit			662.00	64,053.26
08/22/2023	4173	Crown West Escrow	-split-	June 2023 & Ju...	900.00			63,153.26
08/22/2023	4174	Housing Authority M...	4190.00 · Administrati...	VOID: Manage...		X		63,153.26
08/22/2023	4175	Housing Authority M...	-split-	Management F...	1,356.15			61,797.11
08/30/2023	Ele Pmt	Housing Authority G...	2000 · Accounts Payable		1.52			61,795.59
08/30/2023	4176	Big Mack HVAC	2000 · Accounts Payable		95.00			61,700.59
08/30/2023	4177	Bluffs Facility Soluti...	2000 · Accounts Payable		137.49			61,563.10
08/30/2023	4179	Menards	2000 · Accounts Payable		90.00			61,473.10
08/30/2023	4180	TQM	2000 · Accounts Payable		4,650.00			56,823.10

ELMWOOD VILLAGE

9/1/2023 9:21 AM

Register: 1111.04 · Platte Valley General

From 08/01/2023 through 08/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/02/2023			-split-	Deposit			5,217.00	304,012.38
08/02/2023	5719	Elmwood Village Re...	1111.03 · Elmwood Ca...	July 2023	350.00			303,662.38
08/04/2023			3110.00 · Rental Income	Deposit			2,329.00	305,991.38
08/04/2023	Ele Pmt	Black Hills Energy	2000 · Accounts Payable		62.53			305,928.85
08/04/2023	5725	Bluffs Facility Soluti...	2000 · Accounts Payable		19.30			305,909.55
08/04/2023	5726	Housing Authority of...	2000 · Accounts Payable		3.56			305,905.99
08/04/2023	5727	Mel's Lock and Key	2000 · Accounts Payable		188.00			305,717.99
08/04/2023	5728	Menards	2000 · Accounts Payable		78.92			305,639.07
08/04/2023	5729	Waste Connection	2000 · Accounts Payable		40.24			305,598.83
08/08/2023			3110.00 · Rental Income	Deposit			1,592.00	307,190.83
08/09/2023			3110.00 · Rental Income	Deposit			179.00	307,369.83
08/10/2023			3110.00 · Rental Income	Deposit			21.00	307,390.83
08/15/2023	Ele Pmt	NPPD	2000 · Accounts Payable		46.35			307,344.48
08/16/2023			3110.00 · Rental Income	Deposit			1,187.00	308,531.48
08/21/2023			3110.00 · Rental Income	Deposit			150.00	308,681.48
08/22/2023			3110.00 · Rental Income	Deposit			650.00	309,331.48
08/22/2023	5730	Housing Authority M...	Admin Expense:4195.0...	Management F...	1,757.20			307,574.28
08/22/2023	5731	Elmwood Village Re...	1111.03 · Elmwood Ca...		350.00			307,224.28
08/23/2023	Ele Pmt	Home Depot	7520.02 · Maintenance...		670.82			306,553.46
08/29/2023	5732	Big Mack HVAC	2000 · Accounts Payable		507.00			306,046.46
08/29/2023	5733	Home Depot	2000 · Accounts Payable		623.21			305,423.25
08/29/2023	5734	Independent Plumbing	2000 · Accounts Payable		617.14			304,806.11
08/29/2023	5735	Menards	2000 · Accounts Payable		48.67			304,757.44
08/29/2023	5736	SHERWIN-WILLIA...	2000 · Accounts Payable		142.67			304,614.77
08/29/2023	5737	Snell Services	2000 · Accounts Payable		90.00			304,524.77
08/29/2023	5738	TQM	2000 · Accounts Payable		13,184.00			291,340.77
08/29/2023	5739	WinSupply	2000 · Accounts Payable		40.21			291,300.56
08/30/2023	Ele Pmt	NPPD	2000 · Accounts Payable		126.20			291,174.36
08/30/2023	5740	CITY OF SCOTTSB...	2000 · Accounts Payable		2,488.97			288,685.39

Homeownership

9/1/2023 9:36 AM

Register: Platte Valley Bank Homeownershi

From 08/01/2023 through 08/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/08/2023			Rental Income	Deposit		260.00	8,860.53

Management Fund

9/1/2023 9:28 AM

Register: 1111.01 · Platte Valley

From 08/01/2023 through 08/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/02/2023			-split-	Deposit		2,435.80	469,137.36
08/03/2023	1281		20000 · Accounts Paya...		66.31		469,071.05
08/03/2023	1282	State of NE (DAS)	20000 · Accounts Paya...		1.40		469,069.65
08/15/2023	Ele Pmt		4100.00 · Administrati...	Phone Checks	66.17		469,003.48
08/15/2023	Ele Pmt		4100.00 · Administrati...		36.17		468,967.31
08/17/2023	Ele Pmt		4100.00 · Administrati...		36.17		468,931.14
08/21/2023			12000 · Undeposited F...	Deposit		6,723.22	475,654.36
08/23/2023			-split-	Deposit		22,301.86	497,956.22

Return to Owner

9/1/2023 9:33 AM

Register: Platte Valley

From 08/01/2023 through 08/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/23/2023			Other Income	PMT from Val...		833.33	221,069.82

TQM Maintenance

9/1/2023 9:17 AM

Register: 1111.01 · Platte Valley

From 08/01/2023 through 08/31/2023

Sorted by: Date, Type, Number/Ref

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Account</u>	<u>Memo</u>	<u>Payment</u>	<u>C</u>	<u>Deposit</u>	<u>Balance</u>
08/01/2023	8836	Bomgaars	2111.00 · Accounts Pa...	VOID: saw		X		219,091.25
08/02/2023		Bomgaars	2111.00 · Accounts Pa...	QuickBooks ge...				219,091.25
08/02/2023		Winsupply	2111.00 · Accounts Pa...	QuickBooks ge...				219,091.25
08/02/2023	Ele Pmt	Black Hills Energy	2111.00 · Accounts Pa...		62.77			219,028.48
08/02/2023	8837	Bluffs Facility Soluti...	2111.00 · Accounts Pa...		36.67			218,991.81
08/02/2023	8838	Menards	2111.00 · Accounts Pa...		129.48			218,862.33
08/02/2023	8839	Murphy Tractor & E...	2111.00 · Accounts Pa...		160.57			218,701.76
08/02/2023	8840	Sandberg Implement	2111.00 · Accounts Pa...		236.10			218,465.66
08/02/2023	8841	Snell Services, Inc.	2111.00 · Accounts Pa...		180.00			218,285.66
08/02/2023	8842	Team Chevrolet	2111.00 · Accounts Pa...		1,083.27			217,202.39
08/02/2023	8843	Waste Connections	2111.00 · Accounts Pa...		75.59			217,126.80
08/02/2023	8844	Westco	2111.00 · Accounts Pa...		43.40			217,083.40
08/02/2023	8845	Whiting Signs, LLC	2111.00 · Accounts Pa...		380.00			216,703.40
08/03/2023	8846	Panhandle Cooperative	-split-		7,203.09			209,500.31
08/08/2023			3110.01 · Rent - 750 D...	Deposit			975.00	210,475.31
08/15/2023	Ele Pmt	Allo Communications	2111.00 · Accounts Pa...		48.41			210,426.90
08/15/2023	8847	City of Scottsbluff	2111.00 · Accounts Pa...		399.62			210,027.28
08/30/2023	Ele Pmt	HD Supply	2111.00 · Accounts Pa...		4,819.31			205,207.97
08/30/2023	8848	Ace Hardware	2111.00 · Accounts Pa...		76.62			205,131.35
08/30/2023	8849	Bluffs Facility Soluti...	2111.00 · Accounts Pa...		89.61			205,041.74
08/30/2023	8850	Contractor's Materials	2111.00 · Accounts Pa...		20.70			205,021.04
08/30/2023	8851	Independent Plumbin...	2111.00 · Accounts Pa...		200.00			204,821.04
08/30/2023	8852	Mel's Lock and Key	2111.00 · Accounts Pa...		92.00			204,729.04
08/30/2023	8853	Menards	2111.00 · Accounts Pa...		88.27			204,640.77
08/30/2023	8854	Northwest Pipe Fittin...	2111.00 · Accounts Pa...		40.20			204,600.57
08/30/2023	8855	Sandberg Implement	2111.00 · Accounts Pa...		329.90			204,270.67
08/30/2023	8856	Waste Connections	2111.00 · Accounts Pa...		30.04			204,240.63
08/30/2023	8857	Westco	2111.00 · Accounts Pa...		165.95			204,074.68

Valacia Apartments

9/1/2023 9:26 AM

Register: Platte Valley Bank (150155)

From 08/01/2023 through 08/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/02/2023			3110.00 · Rental Income	Deposit			577.00	36,656.09
08/02/2023			-split-	EFT			4,480.00	41,136.09
08/03/2023	3001	City of Gering	2111.00 · Accounts Pa...		2,770.43			38,365.66
08/03/2023	3002	Menards	2111.00 · Accounts Pa...		231.69			38,133.97
08/03/2023	3003	Waste Connection	2111.00 · Accounts Pa...		59.49			38,074.48
08/04/2023			-split-	Deposit			1,232.00	39,306.48
08/05/2023	Ele With	USDA Rural Develo...	2320.00 · Loan Payme...		671.81			38,634.67
08/08/2023			-split-	Deposit			465.00	39,099.67
08/08/2023	Ele Tran		3110.00 · Rental Income				30.00	39,129.67
08/09/2023			3110.00 Rental Income	Deposit			280.00	39,409.67
08/10/2023			-split-	Deposit			269.00	39,678.67
08/15/2023	Ele Pmt	Spectrum	2111.00 · Accounts Pa...		866.79			38,811.88
08/22/2023	3004	Platte Valley Bank R...	7540.00 · Transfer to R...	Platte Valley B...	1,131.75			37,680.13
08/22/2023	3005	Housing Authority P...	4590.01 · Return to O...	Return to Own...	833.33			36,846.80
08/22/2023	3006	Housing Authority P...	-split-	MF PR \$300, ...	1,740.00			35,106.80
08/25/2023	3007	Ace Hardware	2111.00 · Accounts Pa...	VOID:		X		35,106.80
08/25/2023	3008	TQM	2111.00 · Accounts Pa...		4,140.00			30,966.80
08/25/2023	3009	Waste Connection	2111.00 · Accounts Pa...		19.25			30,947.55
08/25/2023	3010	WinSupply	2111.00 · Accounts Pa...		146.24			30,801.31
08/25/2023	3011	Ace Hardware	2111.00 · Accounts Pa...		93.22			30,708.09

Valacia North Villa, LLC

9/1/2023 9:40 AM

Register: 1111.01 · Platte Valley

From 08/01/2023 through 08/31/2023

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
08/03/2023	2514	City of Gering	2000 · Accounts Payable		158.68		50,050.32
08/03/2023	2515	SBHA Housing	2000 · Accounts Payable		22.56		50,027.76
08/04/2023			3110.00 · Dwelling Re...	Deposit		311.00	50,338.76
08/05/2023			3110.00 · Dwelling Re...	EFT		619.00	50,957.76
08/08/2023			3110.00 · Dwelling Re...	Deposit		229.00	51,186.76
08/19/2023	Ele Pmt	Presto X	2000 · Accounts Payable		280.80		50,905.96
08/22/2023	2516	Horizon Bank	1162.00 · Replacement...	Replacement 7/...	389.50		50,516.46
08/22/2023	2517	Housing Authority M...	4198.01 · Management...	Management F...	359.90		50,156.56
08/25/2023	2518	Mel's Lock & Key	2000 · Accounts Payable		19.00		50,137.56
08/25/2023	2519	TQM	2000 · Accounts Payable		1,450.00		48,687.56
08/25/2023	2520	Waste Connection	2000 · Accounts Payable		59.49		48,628.07

Report on Tenant Accounts

As of September 5, 2023

Public Housing:

Applications:	78-1	78-2	78-3	78-5	
One Bedroom	48	0	128	--	6 offline units *Ended August with one
Two Bedroom	3	0	21	14	
Three Bedroom	--	--	6	6	
Four Bedroom			2	3	
Total	51	10	157	23	
	Vacancies	Ready	Notes		
78-1 Colson Manor:	2	0			
78-2 Morrill Manor:	0	n/a			
78-3 Bluff View Manor:	2	0			
78-5 Rebecca Winters:	0	n/a			
	Vacancies	Ready	Notes		
Valacia: 24 Units	0	--			
Elmwood: 30 Units	3	0	Just housed 2, 2 moved out, already have tenants		
Crown: 15 Units	0				
Barrier Free: 7 Units	1	0			
Valacia North: 6 Units	0				
CourtHouse: 6 Units	0				

Section 8:

Program:	Total 422	
Under Voucher:	383	
Under VASH:	13	
Other Communities:	104	Under
Bayard:	1	
Sidney:	62	
Bridgeport:	7	
Kimball:	4	
Potter:	1	
Chadron:	26	
Alliance VASH:	3	

Briefing:

Voucher Applications:	39	Next Briefing Date:	9/11/2023
	Vacancies	Out Looking	Papers In
Voucher Program:	125	49	10
VASH (Veteran's) Program:	7	4	1

Tax Credit Projects:

	Vacancies	Ready	Notes
GeringValleyEstates: 28 Units	2	2	
Monument View Villa: 10 Units	2	0	

Management Projects:

	Vacancies	Ready	Notes
Chappell: 30 Units	2	0	
Sioux Villa: 74 Units	22		
Western Heritage: 40 Units	5		
Gordon: 26 Units	3		
Hay Springs: 18 Units	1		

Scotts Bluff County Housing Authority

Anita L Doggett

308-633-0490

Director's Report- September 2023

Our audit is scheduled for October 16th and 17th. Loucks and Schwartz are working on our unaudited submissions. I have all of our managed properties board meetings this month and will be taking the new management contracts to Chappell, Gordon, and Hay Springs. We are waiting for the NOFO to come out (new grant information) for ROSS. We believe this month we should see it, which means we will bring to this board the information in October for support.

Incident Training in Chadron was eye-opening. I couldn't believe the things out in the world for our youth to see. The video games and music videos were the biggest surprise to me. Also, it pointed out things to watch for like social media posts that glorify guns (not hunting) or gang activity. Things which maintenance may see in bedrooms or homes which can be reported to the office so we are aware. I had no idea the amount of violence being normalized with our youth.

NE NAHRO conference is September 11th-14th. We have four staff going. Then on September 21st six staff are going to Denver for HUD sponsored training over HOTMA implementation. HOTMA is the new way for figuring rents that HUD has been working on for seven years. We must update our ACOPs and Admin Plans before the first of year. We already have our public hearing set for Oct 16th at noon to review those changes. The Changes will be ready then to implement at the November meeting for both public housing and section 8.

AHRMA totaled out 3 vehicles and we have started the process of having the other vehicles looked at. We are taking 2 vehicles in a day to have estimates done and then those estimates are sent to AHRMA. I do not believe we will be able to have work started until later Fall. We still haven't gotten back any reports about the buildings. They did lower the over all estimates to around \$750,000 in damages.

CFP Funds: The installation of the boilers and water heaters across the street is wrapping up. It will be nice to have that project finished up. We will be bidding security camera's for our public housing properties, bidding a Carpenter Center remodel, bidding our new computer system and another set of HVAC units all before this spring. This is work that Capital Funds will cover along with the unit-by-unit remodeling that we are doing. Pretty exciting things going on.

Maintenance: Jason has been working on many projects. Our out-of-town properties have been keeping him very busy. Gordon is still looking for a maintenance person and Chappell has been continuing to work on their water leak. The leak is fixed and now they are working on flipping the apartment that it effected. They have locally been starting the process of wrapping up for the season and are going to start winterizing.

Public Housing: Public Housing is staying very busy. They ended the month of August with one vacancy. Considering where we were a year ago to today, this is really amazing. We had an open housing in Morrill to show off our remodeled units. We did not have a very big turnout, though we did generate some interest. I was hoping we would generate interest in the community to see how we are spending the money entrusted to us. New FMRs were published which shouldn't affect Public Housing significantly.

Section 8 program: Section 8 is advertising to hire a Section 8 Clerk. They also got great news; they earned High Performer status. This is due to their very hard work and raising the payment standard to use the money efficiently. The new FMRs did get posted and it looks as if those Payment Standards are going to have to go down due to the rates going down and HUD not renewing the ability to jump the standards up to 120% again. We have a little time, so we are hoping these changes are reinstated by HUD so we can increase our payment standards again as we were able to do before.

Other Properties: Jacqueline has been filling units. We did choose to replace the heat pump at Gering Valley Estates. Interestingly enough, after we got second and third opinions, the first companies bid dropped about \$4,000. This is why we don't just "jump" if we don't have to.

Thank you everyone! -Anita Doggett
