

**CHEYENNE HOUSING AUTHORITY  
REGULAR BOARD OF COMMISSIONERS MEETING AGENDA  
3304 SHERIDAN STREET  
CHEYENNE, WYOMING 82009  
7:30 AM THURSDAY JUNE 18, 2026**

**ITEM 1: PUBLIC COMMENTS**

**CONSENT AGENDA**

- ITEM 2a: APPROVAL OF MINUTES OF THE MAY 21, 2026 REGULAR BOARD MEETING**
- ITEM 2b: APPROVAL OF CASH FLOW STATEMENT, BALANCE SHEET, INVOICES PAID TO VENDORS, HOUSING CHOICE VOUCHER & VASH LANDLORDS, PBCA AND VISA CARD PAYMENTS FOR THE MONTH OF MAY 2026 (MS. WISE)**
- ITEM 2c: APPROVAL OF UNCOLLECTIBLE PUBLIC HOUSING PROGRAM WRITE-OFFS (MS. WISE)**
- ITEM 2d: APPROVAL OF UNCOLLECTIBLE MULTIFAMILY HOUSING PROGRAM WRITE-OFFS (MS. WISE)**
- ITEM 2e: APPROVAL OF UNCOLLECTIBLE VOUCHER PROGRAM WRITEOFFS (MS. WISE)**
- ITEM 2f: PROGRAM REPORTS FOR MAY 2026 – INFORMATION ONLY (PROGRAM DIRECTORS)**
- ITEM 2g: HUD OFFICE OF INSPECTOR GENERAL FRAUD ELIMINATION LETTER (MR. HANCOCK)**

**REGULAR AGENDA**

- ITEM 3: RENEWAL OF CD INVESTMENT - INDIAN HILLS MANOR (MS. WISE)**
- ITEM 4: CONSIDERATION OF TECHNOLOGY INVESTMENT (MS. WISE)**
- ITEM 5: UPDATE REGARDING POTENTIAL RULES OF CONDUCT FOR INFORMAL HEARINGS, REVIEWS, & MEETINGS (MR. HANCOCK)**
- ITEM 6: APPROVAL TO ADOPT PROGRAM SPECIFIC GRIEVANCE POLICIES (MR. HANCOCK)**
- ITEM 7: SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) SCORE FOR FISCAL YEAR ENDING MARCH 31, 2026 (MR. HANCOCK)**
- ITEM 8: HOUSING CHOICE VOUCHER PROGRAM CHALLENGES (MR. HANCOCK)**
- ITEM 9: NEXT BOARD MEETING: 7:30 AM THURSDAY JULY 16, 2026**

**OTHER ITEMS:**

**ADJOURN REGULAR MEETING AND ENTER EXECUTIVE SESSION TO CONSIDER LEGAL AND REAL ESTATE ISSUES**

2a

**CHEYENNE HOUSING AUTHORITY  
REGULAR BOARD OF COMMISSIONERS MEETING MINUTES  
3304 SHERIDAN STREET  
CHEYENNE, WY 82009  
7:30 AM THURSDAY APRIL 16, 2026**

**PRESENT IN CONFERENCE ROOM: CHAIRWOMAN LORI SCHOENE, COMMISSIONERS DAVID JOHNSON, KRISTIN LEE, JEN GODONIS, BRENDA WISE, LORRIE HANCOCK AND GREG HANCOCK**

**PRESENT VIA ZOOM: MARK STOTTS**

Chairwoman Schoene declared a quorum and called the Regular Meeting to order.

**ITEM 1: PUBLIC COMMENTS**

**ITEM 2: CONSENT AGENDA**

**ITEM 2a: APPROVAL OF THE MINUTES OF THE APRIL 16, 2026 REGULAR BOARD MEETING**

Action: Board considered the Minutes from the April 16, 2026 Regular Board Meeting

**ITEM 2b: APPROVAL OF CASH FLOW STATEMENT, BALANCE SHEET, INVOICES PAID TO VENDORS, HOUSING CHOICE VOUCHER LANDLORDS, VASH LANDLORDS, PBCA, VISA CARD FOR THE MONTH OF MARCH 2026, QUARTERLY BUDGET TO ACTUAL REPORTS (MS. WISE)**

Action: Board considered April 2026 financials, invoices paid to vendors, Housing Choice Voucher Landlords, VASH Landlords, PBCA, and Visa Card, and quarterly Budget to Actual Reports.

**ITEM 2c: APPROVAL OF UNCOLLECTIBLE PUBLIC HOUSING PROGRAM WRITE- OFFS (MS. WISE)**

Action: Board considered Public Housing write offs of \$18,975.85.

**ITEM 2d: APPROVAL OF UNCOLLECTIBLE MULTIFAMILY HOUSING PROGRAM WRITE- OFFS (MS. WISE)**

Action: Board considered Multifamily Housing write offs of \$4,400.00.

**ITEM 2e: APPROVAL OF UNCOLLECTIBLE VOUCHER PROGRAM WRITE- OFFS (MS. WISE)**

Action: Board considered Voucher Program write offs of \$620.00.

**ITEM 2f: PROGRAM REPORTS FOR APRIL 2025 - INFORMATION ONLY (PROGRAM DIRECTORS)**

Action: Board received the March 2026 Housing Program report.

**ITEM 2g: SOUTH CYENENNE DATA CENTER – COWBOY STATE DAILY ARTICLE – INFORMATION ONLY**

Action: Board received data center article.

After discussion, a Motion to approve all items in the consent Agenda was made, seconded and carried.

### **REGULAR AGENDA**

#### **ITEM 3: INTEREST EARNED ON FEDERAL FUNDS - UPDATE – INFORMATION ONLY (MS. WISE)**

Ms. Wise reported that after continued research CHA's auditors are now confident that interest earned on federal funds in excess of \$500 per year must be sent to HUD. \$55,003.50 is due to HUD for payment during the Audit process in July. Information only.

#### **ITEM 4: APPROVAL TO RENEW CD INVESTMENT (MS. WISE)**

Ms. Wise reported that one CD will mature on May 21, and requested approval to renew that CD at ANB Bank at an interest rate of approximately 3.0% (based on current rate). Ms. Schoene recused herself and left the meeting for the discussion and vote. A Motion was made, seconded, and carried to approve the renewal of that CD at ANB Bank, as requested.

#### **ITEM 5: APPROVAL TO OPEN PUBLIC COMMENT PERIOD FOR RULES OF CONDUCT FOR INFORMAL HEARINGS, REVIEWS & MEETINGS (MR. HANCOCK)**

Mr. Hancock proposed Rules of Conduct for Informal Hearings, Reviews, and Meetings. After constructive discussion, it was agreed that review by ALG Law would be prudent to ensure that CHA's liability would be minimized.

#### **ITEM 6: VOLUNTEERS OF AMERICA'S ACCEPTANCE OF CHA'S PROPOSED LOGAN MANOR LEASE EFFECTIVE JULY 1, 2026 – INFORMATION ONLY (MR. HANCOCK)**

Mr. Hancock reported that the VOA accepted all proposed lease modifications and has executed the lease. Information only.

#### **ITEM 7: RATIFICATION OF EMAIL APPROVAL TO SOLICIT BIDS TO REPAIR WIND AND HAIL DAMAGE TO MULTIPLE PROPERTIES (MR. HANCOCK)**

Mr. Hancock requested approval to ratify the Board's April 22<sup>nd</sup> email approval to solicit bids to repair wind and hail storm damage to multiple CHA properties. A Motion was made, seconded, and carried to ratify the Board's April 22<sup>nd</sup> email approval to solicit bids, as requested.

#### **ITEM 8: RESIDENTIAL LEASE: PROPOSED LEASE REVISION FOR PATTISON AVENUE APARTMENTS, MCGOWEN PLACE APARTMENTS, FOXCREST II, WRAP HOUSES, WEAVER ROAD APARTMENTS, AND MARKET RATE PROPERTIES (MR. HANCOCK)**

Mr. Hancock presented a revised lease for the above-listed properties intended to clarify time frames, ensure that tenants understand that they are responsible for all property damage other than what might be defined as Acts of God, and to authorize CHA to decline to renew a lease after the initial lease term. After discussion, a Motion was made, seconded, and carried to approve opening the Public Comment Period for the proposed lease revision, as requested.

#### **ITEM 9: NEXT BOARD MEETING: 7:30 AM THURSDAY JUNE 18, 2026**

**A MOTION WAS MADE, SECONDED, AND CARRIED TO ADJOURN THE REGULAR MEETING AND ENTER EXECUTIVE SESSION TO CONSIDER REAL ESTATE AND PERSONNEL ISSUES**

**THERE BEING NO FURTHER BUSINESS TO BE BROUGHT BEFORE THE CHEYENNE HOUSING AUTHORITY BOARD OF COMMISSIONERS, THE REGULAR MEETING WAS ADJOURNED.**

---

**Lori Schoene, Board Chairperson**

---

**Jen Godonis, Secretary/Treasurer**

Cheyenne Housing Authority  
3304 Sheridan St.  
Cheyenne, WY 82009  
307-633-8320



# Memo

To: Board of Commissioners  
From: Brenda  
Date: June 18, 2026  
Re: Monthly Financial Memo – CHA – May 2026

The Cash Flow Statement presents both May activity and fiscal year 2027 year-to-date (YTD) results for all CHA properties and programs. Percentage columns reflect each line item as a share of total income.

Key highlights for May are outlined below:

- Grant Income
  - o Section 8 Admin Fee Income
    - Administrative fees are typically received on the first business day of each month. Due to a HUD administrative error, administrative fee payments for April and May 2026 were not received until late May. As a result, two months of administrative fee income were recognized during May.
  
- Other Income
  - o SBITA Recovery Income
    - The Subscription-Based Information Technology Arrangement (SBITA) account is used to record long-term software subscription agreements in accordance with accounting standards. CHA's operating software, Yardi, is subject to these requirements under its three-year contract. The annual subscription payment was made in May
  
- Expenses
  - o Contract – IT Costs
    - Integrated Computer Consulting (ICC) completed the onboarding process for CHA in May. Invoices received included the monthly contract, software licensing, back-up external storage devices and \$10,395 for onboarding.
  
- Net Income
  - o CHA recorded net income of \$238,049 for May.

- Fiscal year 2027 YTD net income remains negative primarily due to the reversal of fiscal year 2026 accrual entries and the repayment of Community Development Block Grant (CDBG) funds recorded in April.

#### • Cash Flows

- Cash increased \$105,420 in May. YTD cash flow reflects a deficit of \$929,509.
  - Significant YTD expenditures include:
    - \$375,375 CDBG repayment
    - \$250,000 Welcome Home Wyoming
    - \$124,276 Energy Performance Contract loan payment
    - \$89,894 for purchase of two trucks

List Cheyenne Housing Authority (listcha)

**Cash Flow Statement**

Period = May 2026

	Period to Date	%	Year to Date	%
<b>INCOME</b>				
<b>TENANT INCOME</b>				
<b>RENTAL INCOME</b>				
Tenant Rent	241,112.00	6.97	474,901.00	7.53
50059 HAP Subsidy	41,303.00	1.19	83,355.00	1.32
Tenant Based Subsidy	29,900.00	0.86	60,422.00	0.96
Utility Reimb Recovery -PHA	147.79	0.00	-1,282.00	-0.02
PBV HAP Subsidy	1,362,989.34	39.43	2,670,977.72	42.33
Rent - Logan Manor	5,919.02	0.17	11,838.04	0.19
<b>TOTAL RENTAL INCOME</b>	<b>1,681,371.15</b>	<b>48.63</b>	<b>3,300,211.76</b>	<b>52.30</b>
<b>OTHER TENANT INCOME</b>				
Laundry and Vending	0.00	0.00	5,470.75	0.09
Key Charge	20.00	0.00	20.00	0.00
Damages/Other Income	12,482.89	0.36	22,017.34	0.35
Late Charges	1,069.00	0.03	1,629.00	0.03
Legal Fees - Tenant	896.00	0.03	280.00	0.00
NSF Charges	120.00	0.00	240.00	0.00
Excess Utilities	147.00	0.00	274.00	0.00
Misc.Tenant Income	8,523.79	0.25	11,154.82	0.18
Fraud Recovery Rev HAP	0.00	0.00	1,096.80	0.02
Fraud Recovery Rev Admin Fees	-6,402.70	-0.19	8,457.30	0.13
Tenant Payment Agreement (TPA) Rent	-395.00	-0.01	934.00	0.01
Tenant Payment Agreement (TPA) Fraud	9,435.00	0.27	9,884.00	0.16
Tenant Payment Agreement (TPA) Other	-8,447.34	-0.24	1,207.35	0.02
<b>TOTAL OTHER TENANT INCOME</b>	<b>17,448.64</b>	<b>0.50</b>	<b>62,665.36</b>	<b>0.99</b>
<b>TOTAL TENANT INCOME</b>	<b>1,698,819.79</b>	<b>49.14</b>	<b>3,362,877.12</b>	<b>53.29</b>
<b>GRANT INCOME</b>				
HUD PHA Operating Grants/Subsidy	101,125.27	2.93	202,250.53	3.20
Section 8 HAP Earned	1,114,133.00	32.23	2,228,265.00	35.31
Section 8 Admin. Fee Income	303,260.00	8.77	347,843.40	5.51
Capital Fund Grants	46,860.51	1.36	72,053.69	1.14
<b>TOTAL GRANT INCOME</b>	<b>1,565,378.78</b>	<b>45.28</b>	<b>2,850,412.62</b>	<b>45.17</b>
<b>OTHER INCOME</b>				
Interest Earned on Gen Fund Investments	46,413.83	1.34	22,259.41	0.35
Interest - WB & Trust Bond Funds	360.70	0.01	691.10	0.01
Interest Income - Loans Pattison	73.01	0.00	148.49	0.00
Interest Income - PB Loan	205.44	0.01	405.08	0.01
Interest Income - LarOffic	1,115.40	0.03	2,197.35	0.03
Administrative Fees Earned PBCA	49,910.67	1.44	-33,273.78	-0.53
Other Income - Verizon rooftop lease	0.00	0.00	2,291.67	0.04
Other Income - Rental	4,899.84	0.14	9,799.68	0.16
Income - Down pymnt Assistance Program	0.00	0.00	2,636.88	0.04
SBITA Recovery Income	89,970.19	2.60	89,970.19	1.43
<b>TOTAL OTHER INCOME</b>	<b>192,949.08</b>	<b>5.58</b>	<b>97,126.07</b>	<b>1.54</b>
<b>TOTAL INCOME</b>	<b>3,457,147.65</b>	<b>100.00</b>	<b>6,310,415.81</b>	<b>100.00</b>

List Cheyenne Housing Authority (listcha)

**Cash Flow Statement**

Period = May 2026

	Period to Date	%	Year to Date	%
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Administrative Salaries				
Nontechnical Salaries	5,235.46	0.15	8,628.69	0.14
Workers Compensation	263.34	0.01	405.81	0.01
Payroll Taxes	437.14	0.01	724.53	0.01
Employee Benefit Insurance	652.11	0.02	1,304.22	0.02
Employee Benefit Contribution-Retirement	490.56	0.01	755.98	0.01
<b>TOTAL ADMINISTRATIVE SALARIES</b>	<b>7,078.61</b>	<b>0.20</b>	<b>11,819.23</b>	<b>0.19</b>
<b>LEGAL EXPENSE</b>				
Fingerprinting/Background Checks	4,731.05	0.14	8,587.85	0.14
General Legal Expense	4,346.00	0.13	13,050.00	0.21
<b>TOTAL LEGAL EXPENSE</b>	<b>9,077.05</b>	<b>0.26</b>	<b>21,637.85</b>	<b>0.34</b>
<b>OTHER ADMIN EXPENSES</b>				
Travel	599.59	0.02	1,143.34	0.02
Accounting Fees	499.40	0.01	998.80	0.02
Auditing Fees	900.00	0.03	900.00	0.01
Port Out Admin Fee Paid	2,676.16	0.08	5,459.53	0.09
Administration	247,141.76	7.15	427,719.95	6.78
Intake Agents	6,220.00	0.18	12,468.00	0.20
<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>258,036.91</b>	<b>7.46</b>	<b>448,689.62</b>	<b>7.11</b>
<b>MISC ADMIN EXPENSES</b>				
Membership and Fees	130.00	0.00	4,447.20	0.07
Office Supplies	0.00	0.00	623.65	0.01
Housing Software Contract Expense	22,385.91	0.65	24,943.58	0.40
Telephone	632.82	0.02	5,031.14	0.08
Postage	2,303.19	0.07	3,972.00	0.06
Software Maintenance & License Expenses	4,736.49	0.14	10,249.57	0.16
Copiers	415.42	0.01	796.28	0.01
Internet	369.99	0.01	509.99	0.01
<b>TOTAL MISC ADMIN EXPENSES</b>	<b>30,973.82</b>	<b>0.90</b>	<b>50,573.41</b>	<b>0.80</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>305,166.39</b>	<b>8.83</b>	<b>532,720.11</b>	<b>8.44</b>
<b>UTILITY EXPENSES</b>				
Water & Sewer	5,772.70	0.17	19,901.26	0.32
Water & Sewer - Vacant Units	114.08	0.00	212.30	0.00
Water - Laramie, 1265 N. 3rd St.	0.00	0.00	401.17	0.01
Electricity	7,177.33	0.21	12,727.81	0.20
Electricity-Vacant Units	183.29	0.01	323.48	0.01
Electricity - Laramie, 1265 N. 3rd St.	129.08	0.00	236.70	0.00
Gas	3,269.07	0.09	6,002.28	0.10
Gas-Vacant Units	239.64	0.01	273.10	0.00
Gas - Laramie, 1265 N. 3rd St.	0.00	0.00	298.39	0.00
Utility Fees	151.56	0.00	399.47	0.01
Utilities Tenant Owes	501.62	0.01	1,663.77	0.03

List Cheyenne Housing Authority (Istcha)

**Cash Flow Statement**

Period = May 2026

	Period to Date	%	Year to Date	%
Sanitation	6,664.80	0.19	18,628.28	0.30
Sanitation - Vacant Units	92.74	0.00	145.20	0.00
<b>TOTAL UTILITY EXPENSES</b>	<b>24,295.91</b>	<b>0.70</b>	<b>61,213.21</b>	<b>0.97</b>
<b>MAINTENANCE AND OPERATIONAL EXPENSES</b>				
<b>GENERAL MAINT EXPENSE</b>				
Maintenance Salaries	64,839.73	1.88	101,593.16	1.61
Payroll Taxes	5,376.44	0.16	8,705.34	0.14
Maint Workers Compensation	3,270.26	0.09	4,899.03	0.08
Employee Benefits - Health/Life Ins.	14,316.71	0.41	28,855.96	0.46
Employee Benefits - Retirement	6,075.47	0.18	9,101.35	0.14
Maintenance Travel/Training	72.50	0.00	145.00	0.00
Vehicle Gas, Oil, Grease	2,558.86	0.07	4,816.66	0.08
<b>TOTAL GENERAL MAINT EXPENSE</b>	<b>96,509.97</b>	<b>2.79</b>	<b>158,116.50</b>	<b>2.51</b>
<b>MATERIALS</b>				
Grounds Maint.	1,899.80	0.06	2,063.22	0.03
Maint. -Janitorial/Cleaning	442.48	0.01	518.47	0.01
Materials-Maint.	20,384.88	0.59	55,380.76	0.88
Vehicle Repairs	945.98	0.03	4,225.31	0.07
Tools and Equipment	123.70	0.00	1,987.03	0.03
<b>TOTAL MATERIALS</b>	<b>23,796.84</b>	<b>0.69</b>	<b>64,174.79</b>	<b>1.02</b>
<b>CONTRACT COSTS</b>				
Contract-Alarm/Extinguisher	2,558.50	0.07	9,968.70	0.16
Contract-Misc	250.00	0.01	250.00	0.00
Contract-Pest Control	850.00	0.02	10,616.00	0.17
Contract-Grounds	2,482.00	0.07	3,232.00	0.05
Contract-Flooring	9,326.10	0.27	15,608.24	0.25
Contract-Equipment Rental	0.00	0.00	25.00	0.00
Contract-Maintenance	4,056.75	0.12	8,306.75	0.13
Contract-Elevator Monitoring	1,967.83	0.06	3,935.66	0.06
Contract-Alarm Monitoring	0.00	0.00	240.00	0.00
Contract-JCI Measurement & Verification	1,703.67	0.05	3,407.34	0.05
Contract-IT Contracts	17,662.49	0.51	17,662.49	0.28
Contract Costs-Other	0.00	0.00	75.00	0.00
<b>TOTAL CONTRACT COSTS</b>	<b>40,857.34</b>	<b>1.18</b>	<b>73,327.18</b>	<b>1.16</b>
<b>TOTAL MAINTENANCE AND OPERATIONAL EXPENSES</b>	<b>161,164.15</b>	<b>4.66</b>	<b>295,618.47</b>	<b>4.68</b>
<b>GENERAL EXPENSES</b>				
Liability Insurance	36,963.52	1.07	74,298.12	1.18
Rent Expense	4,899.84	0.14	9,799.68	0.16
Collection Losses	23,437.85	0.68	49,265.29	0.78
<b>TOTAL GENERAL EXPENSES</b>	<b>65,301.21</b>	<b>1.89</b>	<b>34,832.51</b>	<b>0.55</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>				
Housing Assistance Payments	2,487,998.34	71.97	4,942,118.72	78.32
Tenant Utility Payments	15,322.00	0.44	34,327.00	0.54

List Cheyenne Housing Authority (listcha)

**Cash Flow Statement**

Period = May 2026

	Period to Date	%	Year to Date	%
Port Out HAP Payments	65,381.00	1.89	128,153.00	2.03
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>2,568,701.34</b>	<b>74.30</b>	<b>5,104,598.72</b>	<b>80.89</b>
<b>FINANCING EXPENSE</b>				
Loan Interest Expense	1,320.84	0.04	2,602.43	0.04
Bond Fund Trustee Fees	1,596.91	0.05	1,596.91	0.03
Interest Expense EPC lease purchase	0.00	0.00	12,698.43	0.20
Mortgage Interest Expense	925.34	0.03	2,140.12	0.03
<b>TOTAL FINANCING EXPENSES</b>	<b>3,843.09</b>	<b>0.11</b>	<b>19,037.89</b>	<b>0.30</b>
<b>NON-OPERATING ITEMS</b>				
Depreciation - EPC	11,888.95	0.34	23,777.91	0.38
Depreciation	72,080.62	2.08	145,554.00	2.31
SBITA Amortization Expense	6,247.54	0.18	12,495.09	0.20
Gain/Loss from Sale Disposition of Real Property	0.00	0.00	375,375.00	5.95
Gain/Loss on Trustee Investments	409.40	0.01	1,012.00	0.02
<b>TOTAL NON-OPERATING ITEMS</b>	<b>90,626.51</b>	<b>2.62</b>	<b>558,214.00</b>	<b>8.85</b>
<b>TOTAL EXPENSES</b>	<b>3,219,098.60</b>	<b>93.11</b>	<b>6,606,234.91</b>	<b>104.69</b>
<b>NET INCOME</b>	<b>238,049.05</b>	<b>6.89</b>	<b>-295,819.10</b>	<b>-4.69</b>
<b>ADJUSTMENTS</b>				
A/R -Tenants	12,581.03	0.36	36,779.52	0.58
Allowance for Doubtful Accounts-Tenants	0.00	0.00	-78,841.81	-1.25
A/R - Tenant Payment Agreement (TPA)	-592.66	-0.02	-12,025.35	-0.19
A/R -Tenant Based Subsidy	-254.00	-0.01	129.00	0.00
A/R Intercompany	-277.70	-0.01	-180.72	0.00
A/R -50059 HAP	2,157.00	0.06	2,697.00	0.04
A/R - HUD	0.00	0.00	133,095.12	2.11
Subsidy Suspense Receivable	-2.00	0.00	0.00	0.00
A/R BHA	-160.11	0.00	-160.11	0.00
Accounts Receivable HOM Inc.	-26.81	0.00	20,205.66	0.32
A/R Shared Supplies	-1,633.68	-0.05	-17,317.26	-0.27
A/R - Accrued Interest CD's	0.00	0.00	25,735.77	0.41
Notes Receivable WHP Pattison Project	990.82	0.03	1,979.17	0.03
A/R Shared Maint Materials	-2,242.33	-0.06	-7,498.58	-0.12
Notes and Loans Rec PB	489.33	0.01	984.46	0.02
Notes and Loans Rec LarOffic	1,488.68	0.04	3,010.81	0.05
Accrued Interest Receivable	0.00	0.00	1,284.33	0.02
Investments-WHWY	0.00	0.00	-252,552.35	-4.00
Investments - TBills & CD's	-45,788.81	-1.32	-47,940.49	-0.76
WB & T Bond Debt Service Fund	-122,494.61	-3.54	-122,496.13	-1.94
WB & T Bond Reserve Fund	4,762.98	0.14	5,422.39	0.09
WB & T Bond Revenue Fund	106,291.72	3.07	92,917.88	1.47
Prepaid Insurance	36,963.52	1.07	70,650.12	1.12
Prepaid Elevator Maintenance Contract	1,967.83	0.06	3,935.66	0.06
Prepaid Software	-62,628.69	-1.81	-59,639.79	-0.95
Prepaid Contracts	1,703.67	0.05	3,407.34	0.05

List Cheyenne Housing Authority (listcha)

**Cash Flow Statement**

Period = May 2026

	Period to Date	%	Year to Date	%
Prepaid Other	0.00	0.00	4,682.25	0.07
Inventories-Materials	-7,060.84	-0.20	-9,028.84	-0.14
2023 CF Accumulated Depreciation	3,299.47	0.10	6,598.96	0.10
2024 CF Dwelling Structures	-6,510.51	-0.19	-31,703.69	-0.50
2024 CF Non-Dwelling Structures	-40,350.00	-1.17	-40,350.00	-0.64
2024 CF Accumulated Depreciation	1,386.84	0.04	2,773.67	0.04
2021 CF Dwelling Structures	278,616.63	8.06	316,598.28	5.02
2021 CF Non-Dwelling Structures/Equipment	135,118.51	3.91	201,851.22	3.20
2021 CF Operations	148,128.20	4.28	148,128.20	2.35
2021 CF Operations Contra	-148,128.20	-4.28	-148,128.20	-2.35
2021 CF Administration	74,063.30	2.14	74,063.30	1.17
2021 CF Accumulated Depreciation	-125,103.78	-3.62	-139,290.30	-2.21
2022 CF Accumulated Depreciation	3,183.02	0.09	6,366.01	0.10
Land/Site Improvement	-7,385.00	-0.21	-7,385.00	-0.12
Dwelling Structures/Improvements	-352,679.93	-10.20	-390,661.58	-6.19
Non-Dwelling Structures	-13,450.00	-0.39	-20,680.00	-0.33
Non-Dwelling Equipment	-10,148.00	-0.29	-10,148.00	-0.16
Maintenance Equipment	-12,406.51	-0.36	-71,909.22	-1.14
Automotive Equipment	-105,179.00	-3.04	-195,073.00	-3.09
Accum Depreciation	97,554.07	2.82	177,344.66	2.81
Accumulated Depreciation - EPC	11,888.95	0.34	23,777.91	0.38
SBITA Accumulated Amortization	6,247.54	0.18	12,495.09	0.20
A/P Vendors and Contractors	161.00	0.00	161.00	0.00
Tenant Security Deposits	1,868.00	0.05	4,397.00	0.07
Security Deposit-Pet	-250.00	-0.01	-250.00	0.00
ERAP Refund	85.22	0.00	170.44	0.00
A/P Other	0.00	0.00	-22,202.37	-0.35
A/P Intercompany	-11.02	0.00	-1.51	0.00
A/P-HUD	0.00	0.00	-44,583.40	-0.71
A/P-HOM Inc	0.00	0.00	-93,166.58	-1.48
A/P-Payroll Taxes Payable	436.30	0.01	-381.39	-0.01
Dental Insurance Withheld	-33.02	0.00	-435.75	-0.01
Workers Compensation	3,533.60	0.10	-2,384.88	-0.04
Vision Insurance Withheld	-7.60	0.00	-38.00	0.00
Accrued Interest Payable	0.00	0.00	-25,396.85	-0.40
Accrued Payroll & Payroll Taxes	0.00	0.00	-30,757.68	-0.49
HAP Repayment	0.00	0.00	-104.00	0.00
Tenant Prepaid Rents	3,590.63	0.10	-32,416.44	-0.51
Notes Payable - LT	-1,978.01	-0.06	-3,995.27	-0.06
Mortgage Loan Payable	-3,412.79	-0.10	-7,710.97	-0.12
Housing Trust Fund Note & Mortgage	0.00	0.00	-336.67	-0.01
Mortgage Payable CHA	-990.82	-0.03	-1,979.17	-0.03
EPC Capital Lease Payable	0.00	0.00	-86,180.28	-1.37
<b>TOTAL ADJUSTMENTS</b>	<b>-132,628.57</b>	<b>-3.84</b>	<b>-633,689.41</b>	<b>-10.04</b>
<b>CASH FLOW</b>	<b>105,420.48</b>	<b>3.05</b>	<b>-929,508.51</b>	<b>-14.73</b>

List Cheyenne Housing Authority (listcha)

**Cash Flow Statement**

Period = May 2026

<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Public Interfund	100,039.32	99,711.28	-328.04
Cash Public Housing	113,329.83	236,109.92	122,780.09
Cash PH Operating Subsidy	1,214,451.15	1,115,771.10	-98,680.05
Cash PH Special Proceeds	8,393.53	8,394.20	0.67
Cash Vouchers	121,235.20	130,802.88	9,567.68
Cash IHM/Weaver	522,650.49	553,243.89	30,593.40
Cash Pine Bluffs	67,209.53	69,275.66	2,066.13
Cash Foxcrest II	357,396.41	366,082.10	8,685.69
Cash Other Properties	299,689.53	302,029.33	2,339.80
Cash Senior Services IIIB & IIIE	61,249.32	60,155.33	-1,093.99
Cash Nutrition IIIC	32,581.37	32,585.25	3.88
Cash Pattison ANB	116,736.99	122,456.12	5,719.13
Cash McGowen ANB	557,211.48	576,190.62	18,979.14
Cash Golden Meadows ANB	85,676.34	88,437.83	2,761.49
Cash Laramie Office	43,636.10	45,653.05	2,016.95
Pine Bluffs Reserve	50,988.88	50,997.39	8.51
<b>Total Cash</b>	<b>3,752,625.47</b>	<b>3,858,045.95</b>	<b>105,420.48</b>

<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>
Cash Public Interfund	100,029.81	99,711.28	-318.53
Cash Public Housing	395,846.15	236,109.92	-159,736.23
Cash PH Operating Subsidy	1,113,136.81	1,115,771.10	2,634.29
Cash PH Special Proceeds	8,392.84	8,394.20	1.36
Cash Vouchers	399,554.54	130,802.88	-268,751.66
Cash IHM/Weaver	1,120,737.05	553,243.89	-567,493.16
Cash Indian Hills Sweep	0.00	0.00	0.00
Cash Pine Bluffs	66,429.42	69,275.66	2,846.24
Cash Foxcrest II	-29,481.99	366,082.10	395,564.09
Cash Replacement Reserves	322,981.93	0.00	-322,981.93
Bond Operating Reserve	54,583.66	0.00	-54,583.66
Cash Other Properties	315,102.46	302,029.33	-13,073.13
Cash Senior Services IIIB & IIIE	61,370.25	60,155.33	-1,214.92
Cash Nutrition IIIC	32,577.35	32,585.25	7.90
Cash Pattison ANB	111,169.62	122,456.12	11,286.50
Cash McGowen ANB	539,355.92	576,190.62	36,834.70
Cash Golden Meadows ANB	82,099.98	88,437.83	6,337.85
Cash Laramie Office	42,538.58	45,653.05	3,114.47
Pine Bluffs Reserve	50,980.08	50,997.39	17.31
<b>Total Cash</b>	<b>4,787,554.46</b>	<b>3,858,045.95</b>	<b>-929,508.51</b>

List Cheyenne Housing Authority (listcha)

**Balance Sheet (With Period Change)**

Period = May 2026

	Balance Current Period	Beginning Balance	Net Change
<b>CURRENT ASSETS</b>			
<b>CASH</b>			
<b>UNRESTRICTED CASH</b>			
Cash Public Interfund	99,711.28	100,039.32	-328.04
Cash Public Housing	236,109.92	113,329.83	122,780.09
Cash PH Operating Subsidy	1,115,771.10	1,214,451.15	-98,680.05
Cash PH Special Proceeds	8,394.20	8,393.53	0.67
Cash Vouchers	130,802.88	121,235.20	9,567.68
Cash IHM/Weaver	553,243.89	522,650.49	30,593.40
Cash Pine Bluffs	69,275.66	67,209.53	2,066.13
Cash Foxcrest II	366,082.10	357,396.41	8,685.69
Cash Other Properties	302,029.33	299,689.53	2,339.80
Cash Senior Services IIIB & IIIE	60,155.33	61,249.32	-1,093.99
Cash Nutrition IIIC	32,585.25	32,581.37	3.88
Cash Pattison ANB	122,456.12	116,736.99	5,719.13
Cash McGowen ANB	576,190.62	557,211.48	18,979.14
Cash Golden Meadows ANB	88,437.83	85,676.34	2,761.49
Cash Laramie Office	45,653.05	43,636.10	2,016.95
Petty Cash	150.00	150.00	0.00
<b>TOTAL UNRESTRICTED CASH</b>	<b>3,807,048.56</b>	<b>3,701,636.59</b>	<b>105,411.97</b>
<b>RESTRICTED CASH</b>			
Pine Bluffs Reserve	50,997.39	50,988.88	8.51
<b>TOTAL RESTRICTED CASH</b>	<b>50,997.39</b>	<b>50,988.88</b>	<b>8.51</b>
<b>TOTAL CASH</b>	<b>3,858,045.95</b>	<b>3,752,625.47</b>	<b>105,420.48</b>
<b>ACCOUNTS AND NOTES RECEIVABLE</b>			
A/R -Tenants	49,286.09	61,867.12	-12,581.03
A/R - Tenant Payment Agreement (TPA)	26,832.20	26,239.54	592.66
A/R -Tenant Based Subsidy	-129.00	-383.00	254.00
A/R Intercompany	100,210.53	99,932.83	277.70
A/R -50059 HAP	-805.00	1,352.00	-2,157.00
Subsidy Suspense Receivable	0.00	-2.00	2.00
A/R BHA	160.11	0.00	160.11
Accounts Receivable HOM Inc.	40.13	13.32	26.81
A/R Shared Supplies	17,317.26	15,683.58	1,633.68
Notes Receivable WHP Pattison Project	28,214.17	29,204.99	-990.82
A/R Shared Maint Materials	7,498.58	5,256.25	2,242.33
A/R IHM - Conversion	313,143.70	313,143.70	0.00
Lease Rent Receivable	357,591.65	357,591.65	0.00

List Cheyenne Housing Authority (listcha)

**Balance Sheet (With Period Change)**

Period = May 2026

	<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
	<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
Notes and Loans Rec PB	118,799.54	119,288.87	-489.33
Notes and Loans Rec LarOffic	646,161.84	647,650.52	-1,488.68
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>1,664,321.80</b>	<b>1,676,839.37</b>	<b>-12,517.57</b>
<b>OTHER ASSETS</b>			
Investments-WHWY	340,065.16	340,065.16	0.00
Investments - TBills & CD's	8,872,874.48	8,827,085.67	45,788.81
WB & T Bond Debt Service Fund	123,000.00	505.39	122,494.61
WB & T Bond Reserve Fund	227,263.90	232,026.88	-4,762.98
WB & T Bond Revenue Fund	6,234.75	112,526.47	-106,291.72
Prepaid Insurance	38,851.50	75,815.02	-36,963.52
Prepaid Postage	7,500.00	7,500.00	0.00
Prepaid Elevator Maintenance Contract	7,871.23	9,839.06	-1,967.83
Prepaid Software	79,298.17	16,669.48	62,628.69
Prepaid Contracts	11,925.65	13,629.32	-1,703.67
Inventories-Materials	40,349.26	33,288.42	7,060.84
Deferred Outflow of Resources	114,221.00	114,221.00	0.00
<b>TOTAL OTHER ASSETS</b>	<b>9,869,455.10</b>	<b>9,783,171.87</b>	<b>86,283.23</b>
<b>TOTAL CURRENT ASSETS</b>	<b>15,391,822.85</b>	<b>15,212,636.71</b>	<b>179,186.14</b>
<b>NONCURRENT ASSETS:</b>			
<b>CAPITAL FUNDS</b>			
2023 CF Dwelling Structures	698,255.21	698,255.21	0.00
2023 CF Non-Dwelling Structures	4,499.99	4,499.99	0.00
2023 CF Operations	200,787.20	200,787.20	0.00
2023 CF Operations Contra	-200,787.20	-200,787.20	0.00
2023 CF Administration	100,393.60	100,393.60	0.00
2023 CF Accumulated Depreciation	-65,273.44	-61,973.97	-3,299.47
<b>TOTAL 2023 CAPITAL FUNDS</b>	<b>737,875.36</b>	<b>741,174.83</b>	<b>-3,299.47</b>
<b>2024 CAPITAL FUNDS</b>			
2024 CF Dwelling Structures	297,621.33	291,110.82	6,510.51
2024 CF Non-Dwelling Structures	84,090.55	43,740.55	40,350.00
2024 CF Operations	189,802.20	189,802.20	0.00
2024 CF Operations Contra	-189,802.20	-189,802.20	0.00
2024 CF Administration	54,028.23	54,028.23	0.00
2024 CF Accumulated Depreciation	-11,668.89	-10,282.05	-1,386.84
<b>TOTAL 2024 CAPITAL FUNDS</b>	<b>424,071.22</b>	<b>378,597.55</b>	<b>45,473.67</b>
<b>2025 CAPITAL FUNDS</b>			
2025 CF Operations	193,351.80	193,351.80	0.00
2025 CF Operations Contra	-193,351.80	-193,351.80	0.00
<b>TOTAL 2025 CAPITAL FUNDS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>2021 CAPITAL FUNDS</b>			
2021 CF Dwelling Structures	0.00	278,616.63	-278,616.63

List Cheyenne Housing Authority (listcha)

**Balance Sheet (With Period Change)**

Period = May 2026

	<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
	<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2021 CF Non-Dwelling Structures/Equipment	0.00	135,118.51	-135,118.51
2021 CF Operations	0.00	148,128.20	-148,128.20
2021 CF Operations Contra	0.00	-148,128.20	148,128.20
2021 CF Administration	0.00	74,063.30	-74,063.30
2021 CF Accumulated Depreciation	0.00	-125,103.78	125,103.78
<b>TOTAL 2021 CAPITAL FUNDS</b>	<b>0.00</b>	<b>362,694.66</b>	<b>-362,694.66</b>
<b>2022 CAPITAL FUNDS</b>			
2022 CF Dwelling Structures	636,845.00	636,845.00	0.00
2022 CF Non-Dwelling Structures/Equipment	46,163.30	46,163.30	0.00
2022 CF Operations	195,144.80	195,144.80	0.00
2022 CF Operations Contra	-195,144.80	-195,144.80	0.00
2022 CF Administration	97,571.90	97,571.90	0.00
2022 CF Accumulated Depreciation	-94,343.81	-91,160.79	-3,183.02
<b>TOTAL 2022 CAPITAL FUNDS</b>	<b>686,236.39</b>	<b>689,419.41</b>	<b>-3,183.02</b>
<b>TOTAL CAPITAL FUNDS</b>	<b>1,848,182.97</b>	<b>2,171,886.45</b>	<b>-323,703.48</b>
<b>FIXED ASSETS</b>			
Land/Site Acquisition	3,347,725.27	3,347,725.27	0.00
Land/Site Improvement	1,115,446.00	1,108,061.00	7,385.00
Land/Site Improvement EPC	3,945.00	3,945.00	0.00
Buildings	4,561,487.92	4,561,487.92	0.00
Building Improvements	16,454.00	16,454.00	0.00
Dwelling Structures/Improvements	35,097,702.57	34,745,022.64	352,679.93
Dwelling Structures Improvements EPC	2,287,411.60	2,287,411.60	0.00
Non-Dwelling Structures	3,084,112.32	3,070,662.32	13,450.00
CARES Act Non-Dwelling Structures	53,373.66	53,373.66	0.00
CARES Act Non-Dwelling Improvements	64,069.66	64,069.66	0.00
Non-Dwelling Structures EPC	803,591.00	803,591.00	0.00
Non-Dwelling Equipment	86,853.32	76,705.32	10,148.00
Office Furniture & Equipment	38,808.94	38,808.94	0.00
CARES Act Office Equipment	50,787.47	50,787.47	0.00
Maintenance Equipment	140,723.32	128,316.81	12,406.51
CARES Act Maintenance Equipment	18,125.00	18,125.00	0.00
Community Space Equipment	3,104.88	3,104.88	0.00
Kitchen Equipment	35,496.06	35,496.06	0.00
Other Equipment	22,590.25	22,590.25	0.00
Automotive Equipment	698,096.00	592,917.00	105,179.00
Capitalized Software	7,487.24	7,487.24	0.00
CARES Act Housing Software Capitalized	42,683.88	42,683.88	0.00
Architectural	143,561.70	143,561.70	0.00
Landscaping	133,790.52	133,790.52	0.00
SBITA Asset	374,852.79	374,852.79	0.00
Accum Depreciation	-36,776,530.15	-36,678,976.08	-97,554.07
Accumulated Depreciation - EPC	-1,690,451.98	-1,678,563.03	-11,888.95

List Cheyenne Housing Authority (listcha)

**Balance Sheet (With Period Change)**

Period = May 2026

	Balance Current Period	Beginning Balance	Net Change
SBITA Accumulated Amortization	-368,605.24	-362,357.70	-6,247.54
TOTAL FIXED ASSETS	13,396,693.00	13,011,135.12	385,557.88
TOTAL NONCURRENT ASSETS	15,244,875.97	15,183,021.57	61,854.40
<b>TOTAL ASSETS</b>	<b>30,636,698.82</b>	<b>30,395,658.28</b>	<b>241,040.54</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>LIABILITIES:</b>			
<b>CURRENT LIABILITIES:</b>			
A/P Vendors and Contractors	161.00	0.00	161.00
Tenant Security Deposits	258,314.08	256,446.08	1,868.00
Security Deposit-Pet	4,651.00	4,901.00	-250.00
ERAP Refund	170.44	85.22	85.22
A/P Intercompany	100,028.30	100,039.32	-11.02
A/P-Payroll Taxes Payable	869.22	432.92	436.30
Dental Insurance Withheld	-435.75	-402.73	-33.02
Workers Compensation	6,936.04	3,402.44	3,533.60
Vision Insurance Withheld	-38.00	-30.40	-7.60
Accrued Interest Payable	235.36	235.36	0.00
Bond Interest Payable	16,728.47	16,728.47	0.00
Accrued Compensated Absences	68,742.83	68,742.83	0.00
Accrued PILOT	57,735.25	57,735.25	0.00
A/P PBCA - Conversion	313,143.70	313,143.70	0.00
HAP Repayment	104.00	104.00	0.00
Tenant Prepaid Rents	19,604.06	16,013.43	3,590.63
Deferred Lease Revenue	357,591.65	357,591.65	0.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,204,541.65</b>	<b>1,195,168.54</b>	<b>9,373.11</b>
<b>NONCURRENT LIABILITIES:</b>			
Notes Payable - LT	764,961.38	766,939.39	-1,978.01
Mortgage Loan Payable	423,069.14	426,481.93	-3,412.79
AP WY Unclaimed Property	17,983.33	17,983.33	0.00
Deferred Indebtedness	551,823.50	551,823.50	0.00
Housing Trust Fund Note & Mortgage	120,827.37	120,827.37	0.00
Mortgage Payable CHA	28,214.17	29,204.99	-990.82
Series 2014 Bonds Payable	1,100,000.00	1,100,000.00	0.00
EPC Capital Lease Payable	1,945,567.89	1,945,567.89	0.00
Net Pension Liability	1,097,269.00	1,097,269.00	0.00
Deferred Inflows of Resources	149,031.00	149,031.00	0.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>6,198,746.78</b>	<b>6,205,128.40</b>	<b>-6,381.62</b>
<b>TOTAL LIABILITIES</b>	<b>7,403,288.43</b>	<b>7,400,296.94</b>	<b>2,991.49</b>

List Cheyenne Housing Authority (listcha)  
**Balance Sheet (With Period Change)**  
 Period = May 2026

	<b>Balance Current Period</b>	<b>Beginning Balance</b>	<b>Net Change</b>
<b>EQUITY</b>			
<b>RETAINED EARNINGS:</b>			
Retained Earnings	23,118,152.39	22,880,103.34	238,049.05
Pre-2004 Administrative Fee Reserve	115,258.00	115,258.00	0.00
<b>TOTAL RETAINED EARNINGS:</b>	<u>23,233,410.39</u>	<u>22,995,361.34</u>	<u>238,049.05</u>
<b>TOTAL EQUITY</b>	<u>23,233,410.39</u>	<u>22,995,361.34</u>	<u>238,049.05</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u>30,636,698.82</u>	<u>30,395,658.28</u>	<u>241,040.54</u>

List Cheyenne Housing Authority (listcha)

**Balance Sheet (With Period Change)**

Period = May 2026

	Balance Current Period	Beginning Balance	Net Change
<b>CURRENT ASSETS</b>			
<b>CASH</b>			
<b>UNRESTRICTED CASH</b>			
Cash Public Interfund	99,711.28	100,039.32	-328.04
Cash Public Housing	236,109.92	113,329.83	122,780.09
Cash PH Operating Subsidy	1,115,771.10	1,214,451.15	-98,680.05
Cash PH Special Proceeds	8,394.20	8,393.53	0.67
Cash Vouchers	130,802.88	121,235.20	9,567.68
Cash IHM/Weaver	553,243.89	522,650.49	30,593.40
Cash Pine Bluffs	69,275.66	67,209.53	2,066.13
Cash Foxcrest II	366,082.10	357,396.41	8,685.69
Cash Other Properties	302,029.33	299,689.53	2,339.80
Cash Senior Services IIIB & IIIE	60,155.33	61,249.32	-1,093.99
Cash Nutrition IIIC	32,585.25	32,581.37	3.88
Cash Pattison ANB	122,456.12	116,736.99	5,719.13
Cash McGowen ANB	576,190.62	557,211.48	18,979.14
Cash Golden Meadows ANB	88,437.83	85,676.34	2,761.49
Cash Laramie Office	45,653.05	43,636.10	2,016.95
Petty Cash	150.00	150.00	0.00
<b>TOTAL UNRESTRICTED CASH</b>	<b>3,807,048.56</b>	<b>3,701,636.59</b>	<b>105,411.97</b>
<b>RESTRICTED CASH</b>			
Pine Bluffs Reserve	50,997.39	50,988.88	8.51
<b>TOTAL RESTRICTED CASH</b>	<b>50,997.39</b>	<b>50,988.88</b>	<b>8.51</b>
<b>TOTAL CASH</b>	<b>3,858,045.95</b>	<b>3,752,625.47</b>	<b>105,420.48</b>
<b>ACCOUNTS AND NOTES RECEIVABLE</b>			
A/R -Tenants	49,286.09	61,867.12	-12,581.03
A/R - Tenant Payment Agreement (TPA)	26,832.20	26,239.54	592.66
A/R -Tenant Based Subsidy	-129.00	-383.00	254.00
A/R Intercompany	100,210.53	99,932.83	277.70
A/R -50059 HAP	-805.00	1,352.00	-2,157.00
Subsidy Suspense Receivable	0.00	-2.00	2.00
A/R BHA	160.11	0.00	160.11
Accounts Receivable HOM Inc.	40.13	13.32	26.81
A/R Shared Supplies	17,317.26	15,683.58	1,633.68
Notes Receivable WHP Pattison Project	28,214.17	29,204.99	-990.82
A/R Shared Maint Materials	7,498.58	5,256.25	2,242.33
A/R IHM - Conversion	313,143.70	313,143.70	0.00
Lease Rent Receivable	357,591.65	357,591.65	0.00

List Cheyenne Housing Authority (listcha)

**Balance Sheet (With Period Change)**

Period = May 2026

	<b>Balance Current Period</b>	<b>Beginning Balance</b>	<b>Net Change</b>
Notes and Loans Rec PB	118,799.54	119,288.87	-489.33
Notes and Loans Rec LarOffic	646,161.84	647,650.52	-1,488.68
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>1,664,321.80</b>	<b>1,676,839.37</b>	<b>-12,517.57</b>
<b>OTHER ASSETS</b>			
Investments-WHWY	340,065.16	340,065.16	0.00
Investments - TBills & CD's	8,872,874.48	8,827,085.67	45,788.81
WB & T Bond Debt Service Fund	123,000.00	505.39	122,494.61
WB & T Bond Reserve Fund	227,263.90	232,026.88	-4,762.98
WB & T Bond Revenue Fund	6,234.75	112,526.47	-106,291.72
Prepaid Insurance	38,851.50	75,815.02	-36,963.52
Prepaid Postage	7,500.00	7,500.00	0.00
Prepaid Elevator Maintenance Contract	7,871.23	9,839.06	-1,967.83
Prepaid Software	79,298.17	16,669.48	62,628.69
Prepaid Contracts	11,925.65	13,629.32	-1,703.67
Inventories-Materials	40,349.26	33,288.42	7,060.84
Deferred Outflow of Resources	114,221.00	114,221.00	0.00
<b>TOTAL OTHER ASSETS</b>	<b>9,869,455.10</b>	<b>9,783,171.87</b>	<b>86,283.23</b>
<b>TOTAL CURRENT ASSETS</b>	<b>15,391,822.85</b>	<b>15,212,636.71</b>	<b>179,186.14</b>
<b>NONCURRENT ASSETS:</b>			
<b>CAPITAL FUNDS</b>			
2023 CF Dwelling Structures	698,255.21	698,255.21	0.00
2023 CF Non-Dwelling Structures	4,499.99	4,499.99	0.00
2023 CF Operations	200,787.20	200,787.20	0.00
2023 CF Operations Contra	-200,787.20	-200,787.20	0.00
2023 CF Administration	100,393.60	100,393.60	0.00
2023 CF Accumulated Depreciation	-65,273.44	-61,973.97	-3,299.47
<b>TOTAL 2023 CAPITAL FUNDS</b>	<b>737,875.36</b>	<b>741,174.83</b>	<b>-3,299.47</b>
<b>2024 CAPITAL FUNDS</b>			
2024 CF Dwelling Structures	297,621.33	291,110.82	6,510.51
2024 CF Non-Dwelling Structures	84,090.55	43,740.55	40,350.00
2024 CF Operations	189,802.20	189,802.20	0.00
2024 CF Operations Contra	-189,802.20	-189,802.20	0.00
2024 CF Administration	54,028.23	54,028.23	0.00
2024 CF Accumulated Depreciation	-11,668.89	-10,282.05	-1,386.84
<b>TOTAL 2024 CAPITAL FUNDS</b>	<b>424,071.22</b>	<b>378,597.55</b>	<b>45,473.67</b>
<b>2025 CAPITAL FUNDS</b>			
2025 CF Operations	193,351.80	193,351.80	0.00
2025 CF Operations Contra	-193,351.80	-193,351.80	0.00
<b>TOTAL 2025 CAPITAL FUNDS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>2021 CAPITAL FUNDS</b>			
2021 CF Dwelling Structures	0.00	278,616.63	-278,616.63

List Cheyenne Housing Authority (listcha)

**Balance Sheet (With Period Change)**

Period = May 2026

	<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
	<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2021 CF Non-Dwelling Structures/Equipment	0.00	135,118.51	-135,118.51
2021 CF Operations	0.00	148,128.20	-148,128.20
2021 CF Operations Contra	0.00	-148,128.20	148,128.20
2021 CF Administration	0.00	74,063.30	-74,063.30
2021 CF Accumulated Depreciation	0.00	-125,103.78	125,103.78
<b>TOTAL 2021 CAPITAL FUNDS</b>	<b>0.00</b>	<b>362,694.66</b>	<b>-362,694.66</b>
<b>2022 CAPITAL FUNDS</b>			
2022 CF Dwelling Structures	636,845.00	636,845.00	0.00
2022 CF Non-Dwelling Structures/Equipment	46,163.30	46,163.30	0.00
2022 CF Operations	195,144.80	195,144.80	0.00
2022 CF Operations Contra	-195,144.80	-195,144.80	0.00
2022 CF Administration	97,571.90	97,571.90	0.00
2022 CF Accumulated Depreciation	-94,343.81	-91,160.79	-3,183.02
<b>TOTAL 2022 CAPITAL FUNDS</b>	<b>686,236.39</b>	<b>689,419.41</b>	<b>-3,183.02</b>
<b>TOTAL CAPITAL FUNDS</b>	<b>1,848,182.97</b>	<b>2,171,886.45</b>	<b>-323,703.48</b>
<b>FIXED ASSETS</b>			
Land/Site Acquisition	3,347,725.27	3,347,725.27	0.00
Land/Site Improvement	1,115,446.00	1,108,061.00	7,385.00
Land/Site Improvement EPC	3,945.00	3,945.00	0.00
Buildings	4,561,487.92	4,561,487.92	0.00
Building Improvements	16,454.00	16,454.00	0.00
Dwelling Structures/Improvements	35,097,702.57	34,745,022.64	352,679.93
Dwelling Structures Improvements EPC	2,287,411.60	2,287,411.60	0.00
Non-Dwelling Structures	3,084,112.32	3,070,662.32	13,450.00
CARES Act Non-Dwelling Structures	53,373.66	53,373.66	0.00
CARES Act Non-Dwelling Improvements	64,069.66	64,069.66	0.00
Non-Dwelling Structures EPC	803,591.00	803,591.00	0.00
Non-Dwelling Equipment	86,853.32	76,705.32	10,148.00
Office Furniture & Equipment	38,808.94	38,808.94	0.00
CARES Act Office Equipment	50,787.47	50,787.47	0.00
Maintenance Equipment	140,723.32	128,316.81	12,406.51
CARES Act Maintenance Equipment	18,125.00	18,125.00	0.00
Community Space Equipment	3,104.88	3,104.88	0.00
Kitchen Equipment	35,496.06	35,496.06	0.00
Other Equipment	22,590.25	22,590.25	0.00
Automotive Equipment	698,096.00	592,917.00	105,179.00
Capitalized Software	7,487.24	7,487.24	0.00
CARES Act Housing Software Capitalized	42,683.88	42,683.88	0.00
Architectural	143,561.70	143,561.70	0.00
Landscaping	133,790.52	133,790.52	0.00
SBITA Asset	374,852.79	374,852.79	0.00
Accum Depreciation	-36,776,530.15	-36,678,976.08	-97,554.07
Accumulated Depreciation - EPC	-1,690,451.98	-1,678,563.03	-11,888.95

List Cheyenne Housing Authority (listcha)

**Balance Sheet (With Period Change)**

Period = May 2026

	<b>Balance Current Period</b>	<b>Beginning Balance</b>	<b>Net Change</b>
SBITA Accumulated Amortization	-368,605.24	-362,357.70	-6,247.54
TOTAL FIXED ASSETS	<u>13,396,693.00</u>	<u>13,011,135.12</u>	<u>385,557.88</u>
TOTAL NONCURRENT ASSETS	15,244,875.97	15,183,021.57	61,854.40
TOTAL ASSETS	<u>30,636,698.82</u>	<u>30,395,658.28</u>	<u>241,040.54</u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>LIABILITIES:</b>			
<b>CURRENT LIABILITIES:</b>			
A/P Vendors and Contractors	161.00	0.00	161.00
Tenant Security Deposits	258,314.08	256,446.08	1,868.00
Security Deposit-Pet	4,651.00	4,901.00	-250.00
ERAP Refund	170.44	85.22	85.22
A/P Intercompany	100,028.30	100,039.32	-11.02
A/P-Payroll Taxes Payable	869.22	432.92	436.30
Dental Insurance Withheld	-435.75	-402.73	-33.02
Workers Compensation	6,936.04	3,402.44	3,533.60
Vision Insurance Withheld	-38.00	-30.40	-7.60
Accrued Interest Payable	235.36	235.36	0.00
Bond Interest Payable	16,728.47	16,728.47	0.00
Accrued Compensated Absences	68,742.83	68,742.83	0.00
Accrued PILOT	57,735.25	57,735.25	0.00
A/P PBCA - Conversion	313,143.70	313,143.70	0.00
HAP Repayment	104.00	104.00	0.00
Tenant Prepaid Rents	19,604.06	16,013.43	3,590.63
Deferred Lease Revenue	357,591.65	357,591.65	0.00
TOTAL CURRENT LIABILITIES	<u>1,204,541.65</u>	<u>1,195,168.54</u>	<u>9,373.11</u>
<b>NONCURRENT LIABILITIES:</b>			
Notes Payable - LT	764,961.38	766,939.39	-1,978.01
Mortgage Loan Payable	423,069.14	426,481.93	-3,412.79
AP WY Unclaimed Property	17,983.33	17,983.33	0.00
Deferred Indebtedness	551,823.50	551,823.50	0.00
Housing Trust Fund Note & Mortgage	120,827.37	120,827.37	0.00
Mortgage Payable CHA	28,214.17	29,204.99	-990.82
Series 2014 Bonds Payable	1,100,000.00	1,100,000.00	0.00
EPC Capital Lease Payable	1,945,567.89	1,945,567.89	0.00
Net Pension Liability	1,097,269.00	1,097,269.00	0.00
Deferred Inflows of Resources	149,031.00	149,031.00	0.00
TOTAL NONCURRENT LIABILITIES	<u>6,198,746.78</u>	<u>6,205,128.40</u>	<u>-6,381.62</u>
TOTAL LIABILITIES	<u>7,403,288.43</u>	<u>7,400,296.94</u>	<u>2,991.49</u>

List Cheyenne Housing Authority (listcha)  
**Balance Sheet (With Period Change)**  
 Period = May 2026

	<b>Balance Current Period</b>	<b>Beginning Balance</b>	<b>Net Change</b>
<b>EQUITY</b>			
<b>RETAINED EARNINGS:</b>			
Retained Earnings	23,118,152.39	22,880,103.34	238,049.05
Pre-2004 Administrative Fee Reserve	115,258.00	115,258.00	0.00
<b>TOTAL RETAINED EARNINGS:</b>	<u>23,233,410.39</u>	<u>22,995,361.34</u>	<u>238,049.05</u>
<b>TOTAL EQUITY</b>	<u>23,233,410.39</u>	<u>22,995,361.34</u>	<u>238,049.05</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u>30,636,698.82</u>	<u>30,395,658.28</u>	<u>241,040.54</u>

## Payment Summary May 2026

Bank	Check#	Vendor	Date	Month	Amount
foxcrest - Foxcrest II	1884	v100463 - CHEYENNE HOUSING AUTHORITY	5/5/2026	05-2026	1,146.12
foxcrest - Foxcrest II	1885	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	1,457.70
foxcrest - Foxcrest II	1886	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	14,094.79
foxcrest - Foxcrest II	1887	v100463 - CHEYENNE HOUSING AUTHORITY	5/21/2026	05-2026	5,407.90
foxcrest - Foxcrest II	1888	v100463 - CHEYENNE HOUSING AUTHORITY	5/27/2026	05-2026	5,594.81
gmanb - Golden Meadows ANB	10117	v100463 - CHEYENNE HOUSING AUTHORITY	5/5/2026	05-2026	573.06
gmanb - Golden Meadows ANB	10118	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	834.50
gmanb - Golden Meadows ANB	10119	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	282.10
gmanb - Golden Meadows ANB	10120	v100463 - CHEYENNE HOUSING AUTHORITY	5/21/2026	05-2026	1,990.97
gmanb - Golden Meadows ANB	10121	t0013947 - Collister	5/21/2026	05-2026	427.00
gmanb - Golden Meadows ANB	10122	v100463 - CHEYENNE HOUSING AUTHORITY	5/27/2026	05-2026	2,767.05
ihmweav - IHM/Weaver	3800	v100463 - CHEYENNE HOUSING AUTHORITY	5/5/2026	05-2026	1,705.27
ihmweav - IHM/Weaver	3802	t0020296 - Graham	5/6/2026	05-2026	101.00
ihmweav - IHM/Weaver	3803	t0011838 - Krysl	5/6/2026	05-2026	9.00
ihmweav - IHM/Weaver	3804	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	104,882.44
ihmweav - IHM/Weaver	3805	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	5,800.33
ihmweav - IHM/Weaver	3806	v100463 - CHEYENNE HOUSING AUTHORITY	5/21/2026	05-2026	40,090.13
ihmweav - IHM/Weaver	3807	v100463 - CHEYENNE HOUSING AUTHORITY	5/27/2026	05-2026	55,117.45
laroffic - Laramie Office	367	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	25.00
laroffic - Laramie Office	368	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	108.92
laroffic - Laramie Office	369	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	2,604.08
laroffic - Laramie Office	370	v100463 - CHEYENNE HOUSING AUTHORITY	5/21/2026	05-2026	150.23
mcganb - McGowen ANB	10134	v100463 - CHEYENNE HOUSING AUTHORITY	5/5/2026	05-2026	2,005.70
mcganb - McGowen ANB	10135	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	2,036.43
mcganb - McGowen ANB	10136	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	1,197.26
mcganb - McGowen ANB	10137	v100463 - CHEYENNE HOUSING AUTHORITY	5/21/2026	05-2026	5,319.06
mcganb - McGowen ANB	10138	t0000001 - Meyer	5/21/2026	05-2026	424.00
mcganb - McGowen ANB	10139	v100463 - CHEYENNE HOUSING AUTHORITY	5/27/2026	05-2026	9,970.97
otherpro - Other Properties	2319	v100463 - CHEYENNE HOUSING AUTHORITY	5/5/2026	05-2026	1,038.67
otherpro - Other Properties	2320	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	2,327.48
otherpro - Other Properties	2321	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	3,142.52
otherpro - Other Properties	2322	v100463 - CHEYENNE HOUSING AUTHORITY	5/21/2026	05-2026	1,754.32
otherpro - Other Properties	2323	v100463 - CHEYENNE HOUSING AUTHORITY	5/27/2026	05-2026	5,159.59
pb - Pine Bluffs	3713	v100463 - CHEYENNE HOUSING AUTHORITY	5/5/2026	05-2026	573.06
pb - Pine Bluffs	3714	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	1,533.64
pb - Pine Bluffs	3715	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	252.55
pb - Pine Bluffs	3716	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	694.77
pb - Pine Bluffs	3717	v100463 - CHEYENNE HOUSING AUTHORITY	5/21/2026	05-2026	1,100.67
pb - Pine Bluffs	3718	v100463 - CHEYENNE HOUSING AUTHORITY	5/27/2026	05-2026	1,073.61
pattanb - Pattison ANB	10136	v100463 - CHEYENNE HOUSING AUTHORITY	5/5/2026	05-2026	573.06
pattanb - Pattison ANB	10137	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	665.05
pattanb - Pattison ANB	10138	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	289.81
pattanb - Pattison ANB	10139	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	1,063.83
pattanb - Pattison ANB	10140	v100463 - CHEYENNE HOUSING AUTHORITY	5/21/2026	05-2026	1,112.54
pattanb - Pattison ANB	10141	v100463 - CHEYENNE HOUSING AUTHORITY	5/27/2026	05-2026	3,228.26
socser - Social Services IIIB & IIIE	2694	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	1,050.34
socser - Social Services IIIB & IIIE	2695	v100463 - CHEYENNE HOUSING AUTHORITY	5/27/2026	05-2026	50.85
ph - Public Housing	10138	v107141 - BLACK HILLS ENERGY	5/1/2026	05-2026	3,119.48
ph - Public Housing	10139	v107253 - BLACK HILLS ENERGY-LARAMIE	5/1/2026	05-2026	905.99
ph - Public Housing	10140	v100447 - BOARD OF PUBLIC UTILITIES	5/1/2026	05-2026	785.52
ph - Public Housing	10141	v101944 - CITY OF LARAMIE	5/1/2026	05-2026	907.01
ph - Public Housing	10142	v105276 - ROCKY MOUNTAIN POWER	5/1/2026	05-2026	1,071.00
ph - Public Housing	10143	t0018826 - Taylor	5/4/2026	05-2026	91.00
ph - Public Housing	10144	v104439 - ALBANY COUNTY GOVERNMENT / SHERIFF'S OFFICE	5/5/2026	05-2026	50.00
ph - Public Housing	10145	v100463 - CHEYENNE HOUSING AUTHORITY	5/5/2026	05-2026	12,213.30
ph - Public Housing	10146	t0011696 - Broadwater	5/6/2026	05-2026	250.00
ph - Public Housing	10147	t0008435 - English	5/6/2026	05-2026	270.00

## Payment Summary May 2026

ph - Public Housing	10148	d0010525 - Aland	5/6/2026	05-2026	1,516.00
ph - Public Housing	10149	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	59,235.99
ph - Public Housing	10150	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	20,832.33
ph - Public Housing	10151	v100447 - BOARD OF PUBLIC UTILITIES	5/15/2026	05-2026	239.32
ph - Public Housing	10152	v100463 - CHEYENNE HOUSING AUTHORITY	5/21/2026	05-2026	82,357.79
ph - Public Housing	10153	v100463 - CHEYENNE HOUSING AUTHORITY	5/27/2026	05-2026	70,789.38
ph - Public Housing	10154	v0000193 - ROCKY MOUNTAIN RECOVERY	5/29/2026	05-2026	170.00
voucher - Voucher	256890	v106996 - 4600 Hilltop LLC	5/1/2026	05-2026	1,465.00
voucher - Voucher	256891	v106562 - Abernathy Ronald J.	5/1/2026	05-2026	247.00
voucher - Voucher	256892	v107900 - BHC 3 LLC	5/1/2026	05-2026	714.00
voucher - Voucher	256893	v108110 - BHJ Property Management LLC	5/1/2026	05-2026	1,042.00
voucher - Voucher	256894	v107141 - BLACK HILLS ENERGY	5/1/2026	05-2026	6,773.30
voucher - Voucher	256895	v107253 - BLACK HILLS ENERGY-LARAMIE	5/1/2026	05-2026	94.50
voucher - Voucher	256896	v0000247 - Brooks Strong LLC	5/1/2026	05-2026	1,642.00
voucher - Voucher	256897	v106878 - Buck Creek Apartments LP	5/1/2026	05-2026	1,253.00
voucher - Voucher	256898	v0000033 - Casper Housing Authority	5/1/2026	05-2026	936.83
voucher - Voucher	256899	v105958 - Cassidy	5/1/2026	05-2026	1,107.00
voucher - Voucher	256900	v102224 - Cheyenne Housing Authority	5/1/2026	05-2026	29,644.00
voucher - Voucher	256901	v104536 - Cheyenne Property Management Group LLC	5/1/2026	05-2026	3,786.00
voucher - Voucher	256902	v107886 - CITY OF CODY	5/1/2026	05-2026	42.00
voucher - Voucher	256903	v107882 - CITY OF GILLETTE DEPT OF FINANCE	5/1/2026	05-2026	538.70
voucher - Voucher	256904	v0000091 - Claudson	5/1/2026	05-2026	602.00
voucher - Voucher	256905	v0000050 - Colorado Division of Housing	5/1/2026	05-2026	615.83
voucher - Voucher	256906	v105555 - Community Action of Laramie County	5/1/2026	05-2026	2,601.00
voucher - Voucher	256907	v107001 - Cotton	5/1/2026	05-2026	1,009.00
voucher - Voucher	256908	v101767 - Country Club Estates LLC	5/1/2026	05-2026	3,070.00
voucher - Voucher	256909	v0000360 - County of Sacramento HA	5/1/2026	05-2026	2,545.83
voucher - Voucher	256910	v0000402 - Dakota County CDA	5/1/2026	05-2026	1,571.31
voucher - Voucher	256911	v0000520 - Dallas County Public Housing Agency- OAC	5/1/2026	05-2026	199.83
voucher - Voucher	256912	v102699 - DPE, Inc	5/1/2026	05-2026	4,741.00
voucher - Voucher	256913	v108139 - Federer Hope LLC	5/1/2026	05-2026	1,754.00
voucher - Voucher	256914	v105880 - First Class Property Management LLC	5/1/2026	05-2026	2,881.00
voucher - Voucher	256915	v0000072 - Foothills Regional Housing	5/1/2026	05-2026	3,724.83
voucher - Voucher	256916	v107332 - Gapen	5/1/2026	05-2026	661.00
voucher - Voucher	256917	v107151 - GHI LLC	5/1/2026	05-2026	1,823.00
voucher - Voucher	256918	v107369 - Grand Harmony Limited Partnership	5/1/2026	05-2026	8,904.00
voucher - Voucher	256919	v107754 - Grand Mesa Limited Partnership	5/1/2026	05-2026	12,247.00
voucher - Voucher	256920	v0000041 - H/A County of Adams	5/1/2026	05-2026	2,160.83
voucher - Voucher	256921	v104744 - Hansen	5/1/2026	05-2026	824.00
voucher - Voucher	256922	v100782 - Harmon	5/1/2026	05-2026	2,244.00
voucher - Voucher	256923	v107219 - Hart	5/1/2026	05-2026	414.00
voucher - Voucher	256924	v0000490 - Housing Authority County Flagler Florida	5/1/2026	05-2026	2,200.83
voucher - Voucher	256925	v0000697 - Housing Authority of the City of Austin	5/1/2026	05-2026	1,274.83
voucher - Voucher	256926	v0000491 - Housing Authority Salt Lake City	5/1/2026	05-2026	1,156.83
voucher - Voucher	256927	v0000004 - Housing Catalyst	5/1/2026	05-2026	9,617.98
voucher - Voucher	256928	v107131 - Konkel	5/1/2026	05-2026	319.00
voucher - Voucher	256929	v0000698 - Kuzma Success Realty	5/1/2026	05-2026	2,595.00
voucher - Voucher	256930	v107144 - Ladd	5/1/2026	05-2026	311.00
voucher - Voucher	256931	v106869 - Lander Blue Ridge Apartments LLC	5/1/2026	05-2026	940.00
voucher - Voucher	256932	v0000724 - Lanzi	5/1/2026	05-2026	1,051.00
voucher - Voucher	256933	v101602 - Lara	5/1/2026	05-2026	497.00
voucher - Voucher	256934	v105155 - Lemmons	5/1/2026	05-2026	14,131.00
voucher - Voucher	256935	v104479 - Lewis	5/1/2026	05-2026	2,379.00
voucher - Voucher	256936	v0000489 - Lind Land Company	5/1/2026	05-2026	535.00
voucher - Voucher	256937	v0000519 - LMV, LLC	5/1/2026	05-2026	1,320.00
voucher - Voucher	256938	v0000157 - Loveland Housing Authority	5/1/2026	05-2026	1,050.83
voucher - Voucher	256939	v104270 - Lucht	5/1/2026	05-2026	81.00
voucher - Voucher	256940	v107878 - May	5/1/2026	05-2026	428.00
voucher - Voucher	256941	v0000267 - Mesa Housing Authority	5/1/2026	05-2026	596.83
voucher - Voucher	256942	v107881 - MONTANA-DAKOTA UTILITIES CO.	5/1/2026	05-2026	59.00
voucher - Voucher	256943	v107012 - Mountainview Manor Inc.	5/1/2026	05-2026	154.00

## Payment Summary May 2026

voucher - Voucher	256944	v103141 - Nelson	5/1/2026	05-2026	1,145.00
voucher - Voucher	256945	v105843 - Parnell, June	5/1/2026	05-2026	318.00
voucher - Voucher	256946	v108129 - Pearl South Fork LLC	5/1/2026	05-2026	1,728.00
voucher - Voucher	256947	v107275 - Pete Driver LLC	5/1/2026	05-2026	1,137.00
voucher - Voucher	256948	v100196 - Peterson	5/1/2026	05-2026	1,068.00
voucher - Voucher	256949	v0000058 - Real Estate 1	5/1/2026	05-2026	2,852.00
voucher - Voucher	256950	v107035 - Reed	5/1/2026	05-2026	695.00
voucher - Voucher	256951	v0000718 - Rent Solutions Property Management LLC	5/1/2026	05-2026	293.00
voucher - Voucher	256952	v107535 - Riverton Woodridge Apartments	5/1/2026	05-2026	2,007.00
voucher - Voucher	256953	v105276 - ROCKY MOUNTAIN POWER	5/1/2026	05-2026	864.50
voucher - Voucher	256954	v108143 - Ronald G. Lytton Trust	5/1/2026	05-2026	538.00
voucher - Voucher	256955	v0000693 - Sage Ridge Apartments	5/1/2026	05-2026	10,886.00
voucher - Voucher	256956	v0000356 - San Marcos Housing Authority	5/1/2026	05-2026	1,814.83
voucher - Voucher	256957	v0000076 - Scottsbluff County HA	5/1/2026	05-2026	938.83
voucher - Voucher	256958	v0000464 - Seminole County Housing Authority	5/1/2026	05-2026	2,165.83
voucher - Voucher	256959	v104179 - Storey, Harry	5/1/2026	05-2026	467.00
voucher - Voucher	256960	v104314 - TD Real Estate LLC	5/1/2026	05-2026	11,825.00
voucher - Voucher	256961	v106833 - The Timbers	5/1/2026	05-2026	2,044.00
voucher - Voucher	256962	v0000424 - Thunder Rock 2 LLC	5/1/2026	05-2026	12,936.00
voucher - Voucher	256963	v102011 - Townhouse Apts. A Ltd. Ptrshp	5/1/2026	05-2026	733.00
voucher - Voucher	256964	v106719 - Tralee Prairie View LLC	5/1/2026	05-2026	35,278.00
voucher - Voucher	256965	v104402 - True	5/1/2026	05-2026	329.00
voucher - Voucher	256966	v107653 - Valley View Apartments	5/1/2026	05-2026	832.00
voucher - Voucher	256967	v108156 - Volunteers of America Northern Rockies	5/1/2026	05-2026	6,836.00
voucher - Voucher	256968	v0000729 - Walsh Kids Investments LLC	5/1/2026	05-2026	1,440.00
voucher - Voucher	256969	v107476 - Ward	5/1/2026	05-2026	1,062.00
voucher - Voucher	256970	v108065 - Wesley Earles RVOC Trust	5/1/2026	05-2026	3,066.00
voucher - Voucher	256971	v107956 - White Stone Realty LLC	5/1/2026	05-2026	415.00
voucher - Voucher	256972	v108060 - Wind River Realty	5/1/2026	05-2026	410.00
voucher - Voucher	256973	v105732 - Woodridge Apartments	5/1/2026	05-2026	3,685.00
voucher - Voucher	256974	v103691 - Wyoming Motel Inc.	5/1/2026	05-2026	2,300.00
voucher - Voucher	256975	v107044 - Wyoming Real Estate Network	5/1/2026	05-2026	143.00
voucher - Voucher	256976	v100463 - CHEYENNE HOUSING AUTHORITY	5/5/2026	05-2026	69,067.47
voucher - Voucher	256977	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	15,917.65
voucher - Voucher	256978	v100463 - CHEYENNE HOUSING AUTHORITY	5/27/2026	05-2026	127,800.04
voucher - Voucher	256979	v100463 - CHEYENNE HOUSING AUTHORITY	5/27/2026	05-2026	4,531.31
voucher - Voucher	768620	v0000408 - 1515 Logan Avenue LLC	5/1/2026	05-2026	75.00
voucher - Voucher	768621	v0000792 - 5-Star Properties LLC	5/1/2026	05-2026	383.00
voucher - Voucher	768622	v104327 - ABS Rentals LLC	5/1/2026	05-2026	349.00
voucher - Voucher	768623	v0000640 - Adams	5/1/2026	05-2026	467.00
voucher - Voucher	768624	v0000788 - All County Cowboy	5/1/2026	05-2026	719.00
voucher - Voucher	768625	v0000244 - Alliance Industries LLC	5/1/2026	05-2026	1,171.00
voucher - Voucher	768626	v0000342 - Antelope Ridge CRN LLC	5/1/2026	05-2026	19,274.00
voucher - Voucher	768627	v0000769 - Aragon	5/1/2026	05-2026	1,154.00
voucher - Voucher	768628	v108226 - Archuleta, Ernest D.	5/1/2026	05-2026	1,208.00
voucher - Voucher	768629	v101139 - Anias	5/1/2026	05-2026	3,180.00
voucher - Voucher	768630	v102505 - ARK Regional Services Inc.	5/1/2026	05-2026	2,853.00
voucher - Voucher	768631	v0000475 - Ascentia Real Estate Holding Company, LLC	5/1/2026	05-2026	16,252.00
voucher - Voucher	768632	v0000673 - Ascentia Real Estate Holding Company, LLC	5/1/2026	05-2026	1,428.00
voucher - Voucher	768633	v0000743 - Aspen Gold Realty	5/1/2026	05-2026	733.00
voucher - Voucher	768634	v0000706 - B & C Family Properties	5/1/2026	05-2026	444.00
voucher - Voucher	768635	v0000753 - Babich	5/1/2026	05-2026	699.00
voucher - Voucher	768636	v0000182 - Backward Buffalo	5/1/2026	05-2026	531.00
voucher - Voucher	768637	v107634 - Balis	5/1/2026	05-2026	1,002.00
voucher - Voucher	768638	v107074 - Barhite	5/1/2026	05-2026	722.00
voucher - Voucher	768639	v0000472 - BCL PROPERTIES LLC	5/1/2026	05-2026	958.00
voucher - Voucher	768640	v108240 - Bear Paw Realty	5/1/2026	05-2026	8,394.00
voucher - Voucher	768641	v107537 - Beech House Holdings LLC	5/1/2026	05-2026	853.00
voucher - Voucher	768642	v0000779 - Belden	5/1/2026	05-2026	653.00
voucher - Voucher	768643	v0000419 - Bent Avenue Estates LLC	5/1/2026	05-2026	1,600.00
voucher - Voucher	768644	v0000715 - Bentley Rentals	5/1/2026	05-2026	616.00

## Payment Summary May 2026

voucher - Voucher	768645	v0000420 - Bergamasco	5/1/2026	05-2026	299.00
voucher - Voucher	768646	v0000669 - Bergstrom	5/1/2026	05-2026	636.00
voucher - Voucher	768647	v102554 - Berry	5/1/2026	05-2026	5,601.00
voucher - Voucher	768648	v0000755 - Big Red Real Estate	5/1/2026	05-2026	785.00
voucher - Voucher	768649	v0000455 - Bighorn Flats, LLC	5/1/2026	05-2026	9,461.00
voucher - Voucher	768650	v105682 - Birchwood Properties LLC	5/1/2026	05-2026	918.00
voucher - Voucher	768651	v107351 - Bischoff	5/1/2026	05-2026	1,566.00
voucher - Voucher	768652	v0000705 - BM&F PROPERTIES LLC	5/1/2026	05-2026	659.00
voucher - Voucher	768653	v0000754 - Bressler Busy Bee Properties	5/1/2026	05-2026	578.00
voucher - Voucher	768654	v108121 - BRP LLC	5/1/2026	05-2026	2,942.00
voucher - Voucher	768655	v105344 - Buchanan	5/1/2026	05-2026	599.00
voucher - Voucher	768656	v0000712 - Buchholtz	5/1/2026	05-2026	888.00
voucher - Voucher	768657	v108048 - Bunn	5/1/2026	05-2026	1,992.00
voucher - Voucher	768658	v0000757 - Bush	5/1/2026	05-2026	204.00
voucher - Voucher	768659	v108225 - Butler, Shawn E.	5/1/2026	05-2026	847.00
voucher - Voucher	768660	v0000609 - Byrum	5/1/2026	05-2026	950.00
voucher - Voucher	768661	v0000456 - C. Popper Properties	5/1/2026	05-2026	920.00
voucher - Voucher	768662	v107952 - Capital Greens Apartments LLC	5/1/2026	05-2026	23,882.00
voucher - Voucher	768663	v0000597 - Cardinal Real Estate, LLC	5/1/2026	05-2026	1,505.00
voucher - Voucher	768664	v0000591 - Case Properties, LLC	5/1/2026	05-2026	350.00
voucher - Voucher	768665	v107544 - Cedar Bluffs Apartments LP	5/1/2026	05-2026	3,532.00
voucher - Voucher	768666	v106917 - Cedar Mountain Apartments	5/1/2026	05-2026	1,237.00
voucher - Voucher	768667	v108236 - Cheyenne Missile, LLC	5/1/2026	05-2026	480.00
voucher - Voucher	768668	v0000756 - Cheyenne Mountainside Apartments LLC	5/1/2026	05-2026	57,593.00
voucher - Voucher	768669	v0000051 - CHYWY Homes, LLC	5/1/2026	05-2026	2,087.00
voucher - Voucher	768670	v102652 - City Dwellings Inc.	5/1/2026	05-2026	673.00
voucher - Voucher	768671	v0000768 - Clapp	5/1/2026	05-2026	318.00
voucher - Voucher	768672	v0000787 - Clark	5/1/2026	05-2026	3,033.00
voucher - Voucher	768673	v0000302 - Clark	5/1/2026	05-2026	1,902.00
voucher - Voucher	768674	v107125 - Compass Indian Hills LLC	5/1/2026	05-2026	3,346.00
voucher - Voucher	768675	v0000785 - Concord Lexington Preservation Limited Partnership	5/1/2026	05-2026	54,618.00
voucher - Voucher	768676	v105198 - Condominium Apartments LLC	5/1/2026	05-2026	1,658.00
voucher - Voucher	768677	v102242 - Conrad Cherie A.	5/1/2026	05-2026	714.00
voucher - Voucher	768678	v0000707 - Cook	5/1/2026	05-2026	498.00
voucher - Voucher	768679	v106312 - Cooksey	5/1/2026	05-2026	923.00
voucher - Voucher	768680	v107307 - Cooley	5/1/2026	05-2026	637.00
voucher - Voucher	768681	v0000740 - Cooper	5/1/2026	05-2026	460.00
voucher - Voucher	768682	v107664 - Copper Mountain Apartments Limited Partnership	5/1/2026	05-2026	1,012.00
voucher - Voucher	768683	v0000778 - Cork	5/1/2026	05-2026	932.00
voucher - Voucher	768684	v0000567 - Cornerstone Communities LLC	5/1/2026	05-2026	730.00
voucher - Voucher	768685	v0000643 - Corona	5/1/2026	05-2026	595.00
voucher - Voucher	768686	v0000219 - Cottonwood Terrace Apartments, LLC	5/1/2026	05-2026	18,271.00
voucher - Voucher	768687	v107699 - Coughanour	5/1/2026	05-2026	281.00
voucher - Voucher	768688	v107024 - Craft Properties LLC	5/1/2026	05-2026	108.00
voucher - Voucher	768689	v107345 - Crow Creek Apartments	5/1/2026	05-2026	17,498.00
voucher - Voucher	768690	v105249 - Crowder	5/1/2026	05-2026	2,974.00
voucher - Voucher	768691	v0000052 - Crown Realty & Property Management Inc	5/1/2026	05-2026	347.00
voucher - Voucher	768692	v104959 - Crown Realty and Property	5/1/2026	05-2026	2,534.00
voucher - Voucher	768693	v105840 - D & D Properties LLC	5/1/2026	05-2026	811.00
voucher - Voucher	768694	v106207 - D	5/1/2026	05-2026	386.00
voucher - Voucher	768695	v0000508 - Damossa	5/1/2026	05-2026	835.00
voucher - Voucher	768696	v107933 - Daugherty	5/1/2026	05-2026	889.00
voucher - Voucher	768697	v0000355 - Dell Range Senior LLC	5/1/2026	05-2026	18,472.00
voucher - Voucher	768698	v0000682 - Dennis	5/1/2026	05-2026	740.00
voucher - Voucher	768699	v104284 - Deveraux Properties	5/1/2026	05-2026	372.00
voucher - Voucher	768700	v107468 - DK Duplexes	5/1/2026	05-2026	470.00
voucher - Voucher	768701	v102725 - Donaldson	5/1/2026	05-2026	307.00
voucher - Voucher	768702	v0000183 - Downey	5/1/2026	05-2026	569.00
voucher - Voucher	768703	v0000683 - Espinoza	5/1/2026	05-2026	474.00
voucher - Voucher	768704	v105175 - Espinoza	5/1/2026	05-2026	231.00
voucher - Voucher	768705	v0000650 - Etter	5/1/2026	05-2026	342.00

## Payment Summary May 2026

voucher - Voucher	768706	v0000163 - Evans	5/1/2026	05-2026	2,451.00
voucher - Voucher	768707	v107265 - FastTrack Inc	5/1/2026	05-2026	2,327.00
voucher - Voucher	768708	v0000276 - Fenton	5/1/2026	05-2026	336.00
voucher - Voucher	768709	v105078 - Ferrari	5/1/2026	05-2026	63.00
voucher - Voucher	768710	v106101 - Five Star Properties LLC	5/1/2026	05-2026	1,616.00
voucher - Voucher	768711	v107828 - Flores	5/1/2026	05-2026	1,407.00
voucher - Voucher	768712	v106032 - Fluellen Properties LLC	5/1/2026	05-2026	1,614.00
voucher - Voucher	768713	v107982 - Flynn	5/1/2026	05-2026	4,977.00
voucher - Voucher	768714	v0000444 - Foust	5/1/2026	05-2026	889.00
voucher - Voucher	768715	v107113 - Fox Farm Townhomes	5/1/2026	05-2026	8,152.00
voucher - Voucher	768716	v107767 - Fox	5/1/2026	05-2026	607.00
voucher - Voucher	768717	v106792 - Francis	5/1/2026	05-2026	89.00
voucher - Voucher	768718	v108133 - Freestone Apartments LLC	5/1/2026	05-2026	5,704.00
voucher - Voucher	768719	v0000663 - Frontier Property Management	5/1/2026	05-2026	1,361.00
voucher - Voucher	768720	v106634 - Galt Ventures	5/1/2026	05-2026	1,504.00
voucher - Voucher	768721	v107901 - Ganskow	5/1/2026	05-2026	2,039.00
voucher - Voucher	768722	v108068 - Garrett	5/1/2026	05-2026	1,008.00
voucher - Voucher	768723	v108203 - Genesis LLC	5/1/2026	05-2026	281.00
voucher - Voucher	768724	v105321 - Gilman Doris Irma	5/1/2026	05-2026	334.00
voucher - Voucher	768725	v106919 - Glacier Place Apartments LP	5/1/2026	05-2026	8,275.00
voucher - Voucher	768726	v0000592 - Golkowski	5/1/2026	05-2026	539.00
voucher - Voucher	768727	v107691 - Granite Springs Apartments	5/1/2026	05-2026	6,988.00
voucher - Voucher	768728	v0000290 - Graystoke Capital Autumn Ridge LLC	5/1/2026	05-2026	7,679.00
voucher - Voucher	768729	v107912 - Green Pine Properties LLC	5/1/2026	05-2026	1,602.00
voucher - Voucher	768730	v0000800 - Greenhouse Enterprise LLC	5/1/2026	05-2026	651.00
voucher - Voucher	768731	v107981 - Greenhouse Enterprises	5/1/2026	05-2026	2,739.00
voucher - Voucher	768732	v102833 - Grimshaw Investments LLC	5/1/2026	05-2026	8,363.00
voucher - Voucher	768733	v106415 - Grindle-Bell	5/1/2026	05-2026	570.00
voucher - Voucher	768734	v0000717 - Gross	5/1/2026	05-2026	732.00
voucher - Voucher	768735	v0000584 - GSI Investors I LLC	5/1/2026	05-2026	10,515.00
voucher - Voucher	768736	v0000585 - GSI Investors I LLC	5/1/2026	05-2026	7,563.00
voucher - Voucher	768737	v103739 - H-W Family Holdings	5/1/2026	05-2026	373.00
voucher - Voucher	768738	v103609 - H/A City of Aurora	5/1/2026	05-2026	17,407.12
voucher - Voucher	768739	v102058 - H/A County of King	5/1/2026	05-2026	7,436.32
voucher - Voucher	768740	v108072 - H/A of the City of Lander WY	5/1/2026	05-2026	592.00
voucher - Voucher	768741	v104577 - H/A of Vancouver	5/1/2026	05-2026	3,155.66
voucher - Voucher	768742	v108183 - Haley Communities LP Fund No. 5	5/1/2026	05-2026	588.00
voucher - Voucher	768743	v108184 - Haley Communities LP Fund No. 5	5/1/2026	05-2026	6,954.00
voucher - Voucher	768744	v0000701 - Haley Communities LP Fund No. 6	5/1/2026	05-2026	12,491.00
voucher - Voucher	768745	v0000789 - Hall	5/1/2026	05-2026	493.00
voucher - Voucher	768746	v104669 - Hamaker	5/1/2026	05-2026	1,365.00
voucher - Voucher	768747	v0000412 - Hand	5/1/2026	05-2026	683.00
voucher - Voucher	768748	v0000646 - Hanson	5/1/2026	05-2026	1,029.00
voucher - Voucher	768749	v0000339 - Hardsocg	5/1/2026	05-2026	722.00
voucher - Voucher	768750	v105222 - Hardy	5/1/2026	05-2026	742.00
voucher - Voucher	768751	v0000466 - Harness Properties LLC	5/1/2026	05-2026	334.00
voucher - Voucher	768752	v0000297 - Harrington	5/1/2026	05-2026	780.00
voucher - Voucher	768753	v108223 - Hawk's Point, LLC	5/1/2026	05-2026	17,888.00
voucher - Voucher	768754	v0000152 - Hemeyer	5/1/2026	05-2026	824.00
voucher - Voucher	768755	v106550 - Heritage Senior Living, LP	5/1/2026	05-2026	10,602.00
voucher - Voucher	768756	v108130 - Higgins	5/1/2026	05-2026	722.00
voucher - Voucher	768757	v105444 - Hillside Manor LLC	5/1/2026	05-2026	1,234.00
voucher - Voucher	768758	v0000476 - Holman	5/1/2026	05-2026	2,117.00
voucher - Voucher	768759	v0000398 - Holmes	5/1/2026	05-2026	1,293.00
voucher - Voucher	768760	v104221 - Home Forward H/A of Portland	5/1/2026	05-2026	1,164.83
voucher - Voucher	768761	v108111 - Homes 4 U LLC	5/1/2026	05-2026	950.00
voucher - Voucher	768762	v0000086 - Housing Authority of Brighton	5/1/2026	05-2026	1,766.83
voucher - Voucher	768763	v0000073 - Housing Authority of Longmont	5/1/2026	05-2026	2,911.66
voucher - Voucher	768764	v108057 - Hubert	5/1/2026	05-2026	752.00
voucher - Voucher	768765	v106989 - Hunt	5/1/2026	05-2026	1,282.00
voucher - Voucher	768766	v0000527 - Huntsman	5/1/2026	05-2026	1,000.00

## Payment Summary May 2026

voucher - Voucher	768767	v108161 - Icy Lake LLC	5/1/2026	05-2026	491.00
voucher - Voucher	768768	v107791 - Irishbulldog LLC	5/1/2026	05-2026	275.00
voucher - Voucher	768769	v103763 - Iron Loos Mountain LLC	5/1/2026	05-2026	597.00
voucher - Voucher	768770	v107173 - Ironwood Apartments LLC	5/1/2026	05-2026	1,594.00
voucher - Voucher	768771	v0000134 - J & G Property Ventures	5/1/2026	05-2026	413.00
voucher - Voucher	768772	v105889 - Jack & Carol LLC	5/1/2026	05-2026	665.00
voucher - Voucher	768773	v100983 - Jacoby	5/1/2026	05-2026	1,578.00
voucher - Voucher	768774	v107038 - JADA Enterprises LLC	5/1/2026	05-2026	1,233.00
voucher - Voucher	768775	v107036 - JAI Enterprises	5/1/2026	05-2026	520.00
voucher - Voucher	768776	v105079 - Jairell	5/1/2026	05-2026	91.00
voucher - Voucher	768777	v0000550 - JJP Investments LLC	5/1/2026	05-2026	621.00
voucher - Voucher	768778	v105133 - Johnson	5/1/2026	05-2026	299.00
voucher - Voucher	768779	v100426 - Johnson	5/1/2026	05-2026	1,452.00
voucher - Voucher	768780	v107909 - Johnson	5/1/2026	05-2026	616.00
voucher - Voucher	768781	v107934 - Johnson	5/1/2026	05-2026	1,766.00
voucher - Voucher	768782	v0000515 - Jordan Rentals LLC	5/1/2026	05-2026	739.00
voucher - Voucher	768783	v0000180 - JSV Rentals	5/1/2026	05-2026	610.00
voucher - Voucher	768784	v107053 - Juby's Mobile Home Park LLC	5/1/2026	05-2026	118.00
voucher - Voucher	768785	v0000675 - Katchmar	5/1/2026	05-2026	604.00
voucher - Voucher	768786	v104381 - KDWY Inc.	5/1/2026	05-2026	1,736.00
voucher - Voucher	768787	v101712 - Kester	5/1/2026	05-2026	1,557.00
voucher - Voucher	768788	v0000553 - Kinkade	5/1/2026	05-2026	606.00
voucher - Voucher	768789	v104272 - Kliewer	5/1/2026	05-2026	569.00
voucher - Voucher	768790	v0000323 - Korber	5/1/2026	05-2026	530.00
voucher - Voucher	768791	v107436 - Kraemer	5/1/2026	05-2026	871.00
voucher - Voucher	768792	v100709 - Lahti	5/1/2026	05-2026	749.00
voucher - Voucher	768793	v103034 - Lander Apartments Ltd.	5/1/2026	05-2026	1,350.00
voucher - Voucher	768794	v0000603 - Laramie Property Management Group	5/1/2026	05-2026	579.00
voucher - Voucher	768795	v107924 - Laramie Property Management Group	5/1/2026	05-2026	1,245.00
voucher - Voucher	768796	v107871 - Legacy Laramie Partners LP	5/1/2026	05-2026	5,230.00
voucher - Voucher	768797	v107659 - Legacy Property Solutions LLC	5/1/2026	05-2026	6,011.00
voucher - Voucher	768798	v106705 - Legacy-Cheyenne Partners LP	5/1/2026	05-2026	16,155.00
voucher - Voucher	768799	v107905 - Levengood	5/1/2026	05-2026	67.00
voucher - Voucher	768800	v0000123 - Liberty Village ICG, LLC	5/1/2026	05-2026	2,246.00
voucher - Voucher	768801	v0000478 - Lippard	5/1/2026	05-2026	407.00
voucher - Voucher	768802	v0000625 - Little Ventures LLC	5/1/2026	05-2026	2,688.00
voucher - Voucher	768803	v107308 - LNAA Properties LLC	5/1/2026	05-2026	224.00
voucher - Voucher	768804	v0000453 - Loofboro	5/1/2026	05-2026	465.00
voucher - Voucher	768805	v107833 - Lower East Side Properties LLC	5/1/2026	05-2026	434.00
voucher - Voucher	768806	v0000636 - Loyola Listings LLC	5/1/2026	05-2026	1,440.00
voucher - Voucher	768807	v0000575 - Lucero	5/1/2026	05-2026	434.00
voucher - Voucher	768808	v0000540 - Lucero	5/1/2026	05-2026	1,937.00
voucher - Voucher	768809	v108000 - Lucky 307 LLC	5/1/2026	05-2026	439.00
voucher - Voucher	768810	v108196 - Lueders	5/1/2026	05-2026	711.00
voucher - Voucher	768811	v102092 - Lusher	5/1/2026	05-2026	566.00
voucher - Voucher	768812	v108030 - Lynn Manages Houses LLC	5/1/2026	05-2026	2,016.00
voucher - Voucher	768813	v107983 - Lynn Manages Houses	5/1/2026	05-2026	5,779.00
voucher - Voucher	768814	v0000580 - Lynn Miller Family Trust	5/1/2026	05-2026	649.00
voucher - Voucher	768815	v106697 - M.V. Federer & Company Ltd No. III	5/1/2026	05-2026	4,577.00
voucher - Voucher	768816	v0000714 - Management Services and Consulting LLC	5/1/2026	05-2026	1,746.00
voucher - Voucher	768817	v104944 - Manolis	5/1/2026	05-2026	574.00
voucher - Voucher	768818	v0000479 - Martino, Jr.	5/1/2026	05-2026	1,734.00
voucher - Voucher	768819	v0000526 - Martinson	5/1/2026	05-2026	509.00
voucher - Voucher	768820	v0000344 - Matt Goetz	5/1/2026	05-2026	2,130.00
voucher - Voucher	768821	v108175 - McIntosh	5/1/2026	05-2026	751.00
voucher - Voucher	768822	v104320 - McRoberts	5/1/2026	05-2026	701.00
voucher - Voucher	768823	v0000708 - McWhirter	5/1/2026	05-2026	843.00
voucher - Voucher	768824	v0000452 - Meares	5/1/2026	05-2026	303.00
voucher - Voucher	768825	v107207 - Merrill	5/1/2026	05-2026	364.00
voucher - Voucher	768826	v108154 - MFT Investments LLC	5/1/2026	05-2026	483.00
voucher - Voucher	768827	v108170 - Michaud Real Estate LLC	5/1/2026	05-2026	625.00

## Payment Summary May 2026

voucher - Voucher	768828	v0000587 - Michele Investments LLC	5/1/2026	05-2026	313.00
voucher - Voucher	768829	v103963 - Miller	5/1/2026	05-2026	542.00
voucher - Voucher	768830	v0000150 - Miller	5/1/2026	05-2026	1,318.00
voucher - Voucher	768831	v107851 - Mission Village of Cheyenne LLC	5/1/2026	05-2026	11,370.00
voucher - Voucher	768832	v0000477 - Mistarka	5/1/2026	05-2026	638.00
voucher - Voucher	768833	v0000691 - Moore	5/1/2026	05-2026	146.00
voucher - Voucher	768834	v108197 - Morey	5/1/2026	05-2026	620.00
voucher - Voucher	768835	v0000361 - Morgan	5/1/2026	05-2026	2,180.00
voucher - Voucher	768836	v0000719 - Morris	5/1/2026	05-2026	707.00
voucher - Voucher	768837	v103129 - Mountain View Associates Partnership LLP	5/1/2026	05-2026	1,228.00
voucher - Voucher	768838	v104410 - Mueller	5/1/2026	05-2026	1,314.00
voucher - Voucher	768839	v0000629 - North Fork Rentals LLC	5/1/2026	05-2026	569.00
voucher - Voucher	768840	v103446 - Northwestern Engineering Company	5/1/2026	05-2026	1,560.00
voucher - Voucher	768841	v106033 - O'Mara	5/1/2026	05-2026	495.00
voucher - Voucher	768842	v104028 - Olinger	5/1/2026	05-2026	1,931.00
voucher - Voucher	768843	v107695 - One LLC	5/1/2026	05-2026	3,845.00
voucher - Voucher	768844	v101876 - One LLC - Sheridan	5/1/2026	05-2026	6,958.00
voucher - Voucher	768845	v108200 - Pakons LLC dba Snokap North	5/1/2026	05-2026	1,207.00
voucher - Voucher	768846	v100088 - Panopoulos Enterprises	5/1/2026	05-2026	1,897.00
voucher - Voucher	768847	v0000690 - Parker Flats LLC	5/1/2026	05-2026	2,922.00
voucher - Voucher	768848	v103189 - Parkview Senior Apartment	5/1/2026	05-2026	1,556.00
voucher - Voucher	768849	v101651 - Patty Bennett Realty Inc.	5/1/2026	05-2026	3,131.00
voucher - Voucher	768850	v106545 - Peak Apartments LP	5/1/2026	05-2026	6,667.00
voucher - Voucher	768851	v104869 - Pelesky	5/1/2026	05-2026	585.00
voucher - Voucher	768852	v0000677 - Pershing Pointe Preservation LP	5/1/2026	05-2026	82,108.00
voucher - Voucher	768853	v0000546 - Phillips	5/1/2026	05-2026	815.00
voucher - Voucher	768854	v105762 - Pietsch Rentals LLP	5/1/2026	05-2026	969.00
voucher - Voucher	768855	v0000641 - Pine Rock Realty	5/1/2026	05-2026	717.00
voucher - Voucher	768856	v108216 - Pinecreek Partners, LLC	5/1/2026	05-2026	808.00
voucher - Voucher	768857	v106791 - Pioneer Apartments Inc	5/1/2026	05-2026	592.00
voucher - Voucher	768858	v0000637 - Pioneer Village II LLLP	5/1/2026	05-2026	1,223.00
voucher - Voucher	768859	v0000127 - Pioneer Village LLP	5/1/2026	05-2026	992.00
voucher - Voucher	768860	v107935 - Powell Court Apartments LLC	5/1/2026	05-2026	2,418.00
voucher - Voucher	768861	v0000759 - Prince William County Housing Authority	5/1/2026	05-2026	1,641.83
voucher - Voucher	768862	v107495 - Priority Property Management LLC	5/1/2026	05-2026	5,327.00
voucher - Voucher	768863	v106789 - Prosser	5/1/2026	05-2026	500.00
voucher - Voucher	768864	v0000616 - PS Wyoming LLC	5/1/2026	05-2026	357.00
voucher - Voucher	768865	v0000668 - Purvis Investments	5/1/2026	05-2026	298.00
voucher - Voucher	768866	v108237 - Rami George Asmar Living Trust	5/1/2026	05-2026	297.00
voucher - Voucher	768867	v106981 - Rangco LLC	5/1/2026	05-2026	1,537.00
voucher - Voucher	768868	v107445 - Redinger	5/1/2026	05-2026	865.00
voucher - Voucher	768869	v0000298 - Remington Village ICG LLC	5/1/2026	05-2026	1,538.00
voucher - Voucher	768870	v0000695 - Reynolds	5/1/2026	05-2026	376.00
voucher - Voucher	768871	v101084 - Riedel	5/1/2026	05-2026	1,580.00
voucher - Voucher	768872	v0000786 - Rincon MH Development LLC	5/1/2026	05-2026	527.00
voucher - Voucher	768873	v107951 - River Run Apartments LLC	5/1/2026	05-2026	9,935.00
voucher - Voucher	768874	v107937 - River Walk LLC	5/1/2026	05-2026	5,474.00
voucher - Voucher	768875	v108193 - Riverton One Apartments LLC	5/1/2026	05-2026	2,943.00
voucher - Voucher	768876	v108078 - Riverton Rentals Property Management LLC	5/1/2026	05-2026	1,733.00
voucher - Voucher	768877	v108194 - Riverton Two Apartments LLC	5/1/2026	05-2026	924.00
voucher - Voucher	768878	v107090 - Rizzuto	5/1/2026	05-2026	334.00
voucher - Voucher	768879	v0000722 - Robin's Point Apartments	5/1/2026	05-2026	10,096.00
voucher - Voucher	768880	v107862 - Rock Solid Properties LLC	5/1/2026	05-2026	6,274.00
voucher - Voucher	768881	v106374 - Rolling Rock Apartments, LP	5/1/2026	05-2026	11,365.00
voucher - Voucher	768882	v107156 - Ronald & Ruth Hummel Trust	5/1/2026	05-2026	220.00
voucher - Voucher	768883	v108150 - Russell	5/1/2026	05-2026	567.00
voucher - Voucher	768884	v0000516 - S&A Casitas LLC	5/1/2026	05-2026	702.00
voucher - Voucher	768885	v0000397 - Samuelson Investments LLC	5/1/2026	05-2026	780.00
voucher - Voucher	768886	v0000696 - Sanchez	5/1/2026	05-2026	666.00
voucher - Voucher	768887	v103277 - Sanders	5/1/2026	05-2026	1,248.00
voucher - Voucher	768888	v0000253 - Sandoval	5/1/2026	05-2026	1,555.00

## Payment Summary May 2026

voucher - Voucher	768889	v0000346 - Sara	5/1/2026	05-2026	347.00
voucher - Voucher	768890	v106001 - SAS Investments LLC	5/1/2026	05-2026	896.00
voucher - Voucher	768891	v103307 - Shandon Park Rawlins LLC	5/1/2026	05-2026	3,583.00
voucher - Voucher	768892	v0000233 - Share Tree, LLC	5/1/2026	05-2026	528.00
voucher - Voucher	768893	v0000674 - Shattuck	5/1/2026	05-2026	601.00
voucher - Voucher	768894	v0000107 - SJT Investments, LLC	5/1/2026	05-2026	533.00
voucher - Voucher	768895	v0000745 - Smith	5/1/2026	05-2026	753.00
voucher - Voucher	768896	v100460 - Snow	5/1/2026	05-2026	1,377.00
voucher - Voucher	768897	v107906 - Snyder Family Revocable Trust	5/1/2026	05-2026	303.00
voucher - Voucher	768898	v107596 - South Ridge Apartments LP	5/1/2026	05-2026	12,800.00
voucher - Voucher	768899	v106755 - Southworth	5/1/2026	05-2026	1,825.00
voucher - Voucher	768900	v101391 - Squaw Valley Apartments LLC	5/1/2026	05-2026	2,100.00
voucher - Voucher	768901	v105660 - Stadium Place Associates LP	5/1/2026	05-2026	6,786.00
voucher - Voucher	768902	v107923 - Stearns	5/1/2026	05-2026	267.00
voucher - Voucher	768903	v101510 - Stewart	5/1/2026	05-2026	1,632.00
voucher - Voucher	768904	v0000351 - Stockwell	5/1/2026	05-2026	679.00
voucher - Voucher	768905	v106549 - Stonepile Estates LLC	5/1/2026	05-2026	3,638.00
voucher - Voucher	768906	v0000501 - Sunergy	5/1/2026	05-2026	638.00
voucher - Voucher	768907	v103362 - Sunny Meadows Village Comm. LLP	5/1/2026	05-2026	703.00
voucher - Voucher	768908	v106823 - TD Avenues LLC	5/1/2026	05-2026	428.00
voucher - Voucher	768909	v0000138 - TD Holdings, LLC	5/1/2026	05-2026	575.00
voucher - Voucher	768910	v0000765 - Team Properties Group	5/1/2026	05-2026	1,070.00
voucher - Voucher	768911	v0000427 - Teeter	5/1/2026	05-2026	548.00
voucher - Voucher	768912	v0000129 - Ter Haar, Herman	5/1/2026	05-2026	324.00
voucher - Voucher	768913	v107426 - The Surrey Limited Partnership	5/1/2026	05-2026	5,024.00
voucher - Voucher	768914	v106855 - THL Holdings LLC	5/1/2026	05-2026	9,254.00
voucher - Voucher	768915	v0000727 - Thompson	5/1/2026	05-2026	296.00
voucher - Voucher	768916	v108235 - Thorne	5/1/2026	05-2026	308.00
voucher - Voucher	768917	v108119 - TJB Partners	5/1/2026	05-2026	7,146.00
voucher - Voucher	768918	v108179 - TJB Partners	5/1/2026	05-2026	3,131.00
voucher - Voucher	768919	v0000623 - Todd Teague	5/1/2026	05-2026	1,078.00
voucher - Voucher	768920	v107868 - Townsend Place Apartments LP	5/1/2026	05-2026	14,178.00
voucher - Voucher	768921	v0000747 - Tschacher	5/1/2026	05-2026	462.00
voucher - Voucher	768922	v0000570 - Twelve Twenty Enterprises	5/1/2026	05-2026	833.00
voucher - Voucher	768923	v0000560 - Uren	5/1/2026	05-2026	1,213.00
voucher - Voucher	768924	v101152 - Varos	5/1/2026	05-2026	2,447.00
voucher - Voucher	768925	v0000723 - Velasquez	5/1/2026	05-2026	710.00
voucher - Voucher	768926	v0000308 - Velte	5/1/2026	05-2026	550.00
voucher - Voucher	768927	v0000359 - Villages at Gillette Apartments LLC	5/1/2026	05-2026	7,228.00
voucher - Voucher	768928	v0000783 - Voigt	5/1/2026	05-2026	273.00
voucher - Voucher	768929	v0000205 - Volunteers of America-Mandell	5/1/2026	05-2026	754.00
voucher - Voucher	768930	v107016 - Wamboldt	5/1/2026	05-2026	396.00
voucher - Voucher	768931	v107565 - Wasserstein	5/1/2026	05-2026	835.00
voucher - Voucher	768932	v0000590 - Watson	5/1/2026	05-2026	619.00
voucher - Voucher	768933	v108158 - West Park Village LLC	5/1/2026	05-2026	367.00
voucher - Voucher	768934	v0000514 - Westover	5/1/2026	05-2026	628.00
voucher - Voucher	768935	v107617 - White	5/1/2026	05-2026	433.00
voucher - Voucher	768936	v103478 - Wind River Realty Inc.	5/1/2026	05-2026	362.00
voucher - Voucher	768937	v108103 - Windmill Properties and Management LLC	5/1/2026	05-2026	2,839.00
voucher - Voucher	768938	v0000340 - Windridge CRN LLC	5/1/2026	05-2026	5,467.00
voucher - Voucher	768939	v105894 - Winter	5/1/2026	05-2026	1,717.00
voucher - Voucher	768940	v107469 - Wolf Creek Apartments LP	5/1/2026	05-2026	2,318.00
voucher - Voucher	768941	v0000741 - Woodridge Enterprises LLC	5/1/2026	05-2026	118.00
voucher - Voucher	768942	v103629 - WRP LLC	5/1/2026	05-2026	2,093.00
voucher - Voucher	768943	v108056 - WYLA Mountain MHP LLC	5/1/2026	05-2026	421.00
voucher - Voucher	768944	v107768 - Wyoming Apartments LLC	5/1/2026	05-2026	2,349.00
voucher - Voucher	768945	v102212 - Wyoming Hereford Ranch LLC	5/1/2026	05-2026	495.00
voucher - Voucher	768946	v0000388 - Wyoming Real Estate Group LLC	5/1/2026	05-2026	1,913.00
voucher - Voucher	768947	v107584 - Wyoming Real Estate Group LLC	5/1/2026	05-2026	610.00
voucher - Voucher	768948	v0000378 - Young	5/1/2026	05-2026	615.00
voucher - Voucher	768949	v0000694 - Z Homes and Properties LLC	5/1/2026	05-2026	82.00

## Payment Summary May 2026

voucher - Voucher	768950	v0000764 - Zachs Three Stooges, LLC	5/1/2026	05-2026	956.00
voucher - Voucher	768951	v100046 - Zamora	5/1/2026	05-2026	1,094.00
voucher - Voucher	768952	v108234 - Zub Holdings, LLC	5/1/2026	05-2026	2,025.00
voucher - Voucher	768953	v108240 - Bear Paw Realty	5/7/2026	05-2026	518.00
voucher - Voucher	768954	v103129 - Mountain View Associates Partnership LLP	5/21/2026	05-2026	2,245.00
infrfund - Interfund	691	v106831 - CARLA'S SUNSHINE FLOORING LLC	5/7/2026	05-2026	14,824.04
infrfund - Interfund	692	v0000781 - INTEGRATED COMPUTER CONSULTING, INC.	5/7/2026	05-2026	5,063.42
infrfund - Interfund	693	v0000413 - OGLE	5/7/2026	05-2026	599.59
infrfund - Interfund	694	v108148 - YARDI SYSTEMS INC	5/7/2026	05-2026	91,761.00
infrfund - Interfund	695	v107697 - BUGBEE	5/14/2026	05-2026	200.00
infrfund - Interfund	696	v106378 - CENTURYLINK	5/14/2026	05-2026	608.49
infrfund - Interfund	697	v107491 - NATIONAL CREDIT REPORTING	5/14/2026	05-2026	973.05
infrfund - Interfund	698	v106831 - CARLA'S SUNSHINE FLOORING LLC	5/21/2026	05-2026	963.16
infrfund - Interfund	699	v0000486 - CHARTER COMMUNICATIONS	5/21/2026	05-2026	140.00
infrfund - Interfund	700	v0000808 - EXECUTIVE BUILDERS LLC	5/21/2026	05-2026	53,800.00
infrfund - Interfund	701	v108186 - SUMMIT FIRE & SECURITY LLC	5/21/2026	05-2026	2,358.50
infrfund - Interfund	702	v104560 - ANSER-FONE INC	5/27/2026	05-2026	4,056.75
infrfund - Interfund	703	v106831 - CARLA'S SUNSHINE FLOORING LLC	5/27/2026	05-2026	49.41
infrfund - Interfund	704	v106727 - CHARTER COMMUNICATIONS	5/27/2026	05-2026	229.99
infrfund - Interfund	705	v106770 - COLORADO DOORWAYS INC	5/27/2026	05-2026	2,076.00
infrfund - Interfund	706	v0000761 - FRONTIER PEST SOLUTIONS	5/27/2026	05-2026	850.00
infrfund - Interfund	707	v100545 - HOM INC	5/27/2026	05-2026	247,141.76
infrfund - Interfund	708	v0000781 - INTEGRATED COMPUTER CONSULTING, INC.	5/27/2026	05-2026	13,673.85
infrfund - Interfund	108521	v106504 - HD SUPPLY FACILITIES MAINTENANCE LTD.	5/1/2026	05-2026	-31.94
infrfund - Interfund	108791	v106504 - HD SUPPLY FACILITIES MAINTENANCE LTD.	5/1/2026	05-2026	31.94
infrfund - Interfund	108792	v106480 - ACE HARDWARE & PAINT #11299-C	5/7/2026	05-2026	4.99
infrfund - Interfund	108793	v107336 - ARTISTIC AUTO GLASS	5/7/2026	05-2026	469.00
infrfund - Interfund	108794	v100261 - B & B APPLIANCE INC	5/7/2026	05-2026	197.85
infrfund - Interfund	108795	v107141 - BLACK HILLS ENERGY	5/7/2026	05-2026	9,925.82
infrfund - Interfund	108796	v107253 - BLACK HILLS ENERGY-LARAMIE	5/7/2026	05-2026	213.51
infrfund - Interfund	108797	v101380 - BUFFALO SENIOR CENTER INC.	5/7/2026	05-2026	136.00
infrfund - Interfund	108798	v100454 - CAPITAL LUMBER CO	5/7/2026	05-2026	28.90
infrfund - Interfund	108799	v108012 - CHEYENNE ACE LLC	5/7/2026	05-2026	57.56
infrfund - Interfund	108800	v103580 - CITY OF RAWLINS	5/7/2026	05-2026	128.00
infrfund - Interfund	108801	v103587 - COUNCIL OF COMMUNITY SERVICES	5/7/2026	05-2026	2,032.00
infrfund - Interfund	108802	v0000767 - COWBOY GLASS LLC	5/7/2026	05-2026	208.00
infrfund - Interfund	108803	v106197 - DEETS	5/7/2026	05-2026	50.00
infrfund - Interfund	108804	v100501 - ELLENBECKER OIL INC	5/7/2026	05-2026	2,558.86
infrfund - Interfund	108805	v101306 - GLASS MASTERS	5/7/2026	05-2026	856.85
infrfund - Interfund	108806	v106504 - HD SUPPLY FACILITIES MAINTENANCE LTD.	5/7/2026	05-2026	820.45
infrfund - Interfund	108807	v0000513 - HIGH PLAINS FERTILIZING	5/7/2026	05-2026	76.00
infrfund - Interfund	108808	v0000566 - HOMEBASE	5/7/2026	05-2026	441.26
infrfund - Interfund	108809	v104803 - JEIDE, SUSAN	5/7/2026	05-2026	552.00
infrfund - Interfund	108810	v104210 - LANDER SR CITIZENS CENTER INC	5/7/2026	05-2026	684.00
infrfund - Interfund	108811	v100654 - MEAD LUMBER	5/7/2026	05-2026	115.44
infrfund - Interfund	108812	v107209 - MENARD INC	5/7/2026	05-2026	4,302.50
infrfund - Interfund	108813	v102000 - NAHMA	5/7/2026	05-2026	130.00
infrfund - Interfund	108814	v100664 - NAPA GENUINE PARTS OF CHEYENNE INC	5/7/2026	05-2026	57.98
infrfund - Interfund	108815	v101591 - NELSON	5/7/2026	05-2026	72.50
infrfund - Interfund	108816	v102191 - ODP BUSINESS SOLUTIONS (OFFICE DEPOT)	5/7/2026	05-2026	451.83
infrfund - Interfund	108817	v108174 - RENTGROW INC	5/7/2026	05-2026	3,758.00
infrfund - Interfund	108818	v105276 - ROCKY MOUNTAIN POWER	5/7/2026	05-2026	109.94
infrfund - Interfund	108819	v107353 - RUMLEY CONSULTING LLC	5/7/2026	05-2026	250.00
infrfund - Interfund	108820	v100749 - SHERWIN WILLIAMS	5/7/2026	05-2026	127.52
infrfund - Interfund	108821	v104096 - SHERWIN WILLIAMS-LARAMIE	5/7/2026	05-2026	554.39
infrfund - Interfund	108822	v100831 - TOWN OF PINE BLUFFS	5/7/2026	05-2026	642.56
infrfund - Interfund	108823	v104064 - TRUE VALUE OF LARAMIE	5/7/2026	05-2026	37.94
infrfund - Interfund	108824	v101976 - UNITED STATES POSTAL SERVICE	5/7/2026	05-2026	2,290.00
infrfund - Interfund	108825	v108156 - Volunteers of America Northern Rockies	5/7/2026	05-2026	2,688.00
infrfund - Interfund	108826	v100463 - CHEYENNE HOUSING AUTHORITY	5/7/2026	05-2026	8,641.66
infrfund - Interfund	108827	v106480 - ACE HARDWARE & PAINT #11299-C	5/14/2026	05-2026	23.99

## Payment Summary May 2026

intrfund - Interfund	108828	v100447 - BOARD OF PUBLIC UTILITIES	5/14/2026	05-2026	140.79
intrfund - Interfund	108829	v108012 - CHEYENNE ACE LLC	5/14/2026	05-2026	19.58
intrfund - Interfund	108830	v100463 - CHEYENNE HOUSING AUTHORITY	5/14/2026	05-2026	4,899.84
intrfund - Interfund	108831	v100166 - CHEYENNE WINNELSON	5/14/2026	05-2026	700.22
intrfund - Interfund	108832	v0000322 - CLARITY TELECOM, LLC	5/14/2026	05-2026	256.76
intrfund - Interfund	108833	v100507 - FALCON DISTRIBUTORS	5/14/2026	05-2026	1,044.20
intrfund - Interfund	108834	v106830 - FIRST WYOMING BANK AND TRUST	5/14/2026	05-2026	13,085.52
intrfund - Interfund	108835	v0000656 - GANGLER	5/14/2026	05-2026	215.00
intrfund - Interfund	108836	v106504 - HD SUPPLY FACILITIES MAINTENANCE LTD.	5/14/2026	05-2026	376.42
intrfund - Interfund	108837	v0000513 - HIGH PLAINS FERTILIZING	5/14/2026	05-2026	60.00
intrfund - Interfund	108838	v0000566 - HOMEBASE	5/14/2026	05-2026	346.53
intrfund - Interfund	108839	v105339 - LOWE'S	5/14/2026	05-2026	5,073.58
intrfund - Interfund	108840	v107209 - MENARD INC	5/14/2026	05-2026	1,360.40
intrfund - Interfund	108841	v108067 - OMEGA INDUSTRIAL SUPPLY INC	5/14/2026	05-2026	400.13
intrfund - Interfund	108842	v107917 - QUADIENT INC.	5/14/2026	05-2026	614.58
intrfund - Interfund	108843	v0000742 - RAM TRUCKING INC.	5/14/2026	05-2026	20.00
intrfund - Interfund	108844	v108173 - REPUBLIC SERVICES INC	5/14/2026	05-2026	105.90
intrfund - Interfund	108845	v0000541 - SHRED MONSTER, LLC	5/14/2026	05-2026	119.00
intrfund - Interfund	108846	v0000025 - UHS PREMIUM BILLING	5/14/2026	05-2026	15,356.63
intrfund - Interfund	108847	v0000383 - COLES	5/18/2026	05-2026	403.85
intrfund - Interfund	108848	v0000790 - WALSTON	5/18/2026	05-2026	369.30
intrfund - Interfund	108849	v107336 - ARTISTIC AUTO GLASS	5/21/2026	05-2026	419.00
intrfund - Interfund	108850	v0000684 - ASSOCIATED LEGAL GROUP, LLC	5/21/2026	05-2026	4,246.00
intrfund - Interfund	108851	v0000685 - BEAM INSURANCE ADMINISTRATORS LLC	5/21/2026	05-2026	139.15
intrfund - Interfund	108852	v107141 - BLACK HILLS ENERGY	5/21/2026	05-2026	349.53
intrfund - Interfund	108853	v100447 - BOARD OF PUBLIC UTILITIES	5/21/2026	05-2026	9,464.56
intrfund - Interfund	108854	v100454 - CAPITAL LUMBER CO	5/21/2026	05-2026	5.94
intrfund - Interfund	108855	v106379 - CENTURYLINK BUSINESS SERVICES	5/21/2026	05-2026	24.33
intrfund - Interfund	108856	v100527 - GENERAL ELECTRIC CO	5/21/2026	05-2026	3,712.00
intrfund - Interfund	108857	v101306 - GLASS MASTERS	5/21/2026	05-2026	214.50
intrfund - Interfund	108858	v106504 - HD SUPPLY FACILITIES MAINTENANCE LTD.	5/21/2026	05-2026	36.08
intrfund - Interfund	108859	v102161 - HERITAGE LANDSCAPE SUPPLY	5/21/2026	05-2026	970.49
intrfund - Interfund	108860	v0000513 - HIGH PLAINS FERTILIZING	5/21/2026	05-2026	2,346.00
intrfund - Interfund	108861	v0000566 - HOMEBASE	5/21/2026	05-2026	303.66
intrfund - Interfund	108862	v107209 - MENARD INC	5/21/2026	05-2026	2,423.11
intrfund - Interfund	108863	v0000644 - NORTHWEST CONTRACTORS SUPPLY	5/21/2026	05-2026	721.53
intrfund - Interfund	108864	v102191 - ODP BUSINESS SOLUTIONS (OFFICE DEPOT)	5/21/2026	05-2026	448.11
intrfund - Interfund	108865	v0000742 - RAM TRUCKING INC.	5/21/2026	05-2026	20.00
intrfund - Interfund	108866	v105276 - ROCKY MOUNTAIN POWER	5/21/2026	05-2026	129.08
intrfund - Interfund	108867	v104064 - TRUE VALUE OF LARAMIE	5/21/2026	05-2026	11.96
intrfund - Interfund	108868	v100854 - WYOMING RETIREMENT SYSTEM	5/21/2026	05-2026	13,047.99
intrfund - Interfund	108869	v107284 - XESI DOCUMENT SOLUTIONS	5/21/2026	05-2026	415.42
intrfund - Interfund	108870	v100463 - CHEYENNE HOUSING AUTHORITY	5/21/2026	05-2026	8,862.57
intrfund - Interfund	108871	v107141 - BLACK HILLS ENERGY	5/27/2026	05-2026	461.21
intrfund - Interfund	108872	v100447 - BOARD OF PUBLIC UTILITIES	5/27/2026	05-2026	2,567.42
intrfund - Interfund	108873	v100454 - CAPITAL LUMBER CO	5/27/2026	05-2026	29.99
intrfund - Interfund	108874	v106279 - FIRST NATIONAL BANK	5/27/2026	05-2026	4,265.12
intrfund - Interfund	108875	v101306 - GLASS MASTERS	5/27/2026	05-2026	740.98
intrfund - Interfund	108876	v106504 - HD SUPPLY FACILITIES MAINTENANCE LTD.	5/27/2026	05-2026	228.25
intrfund - Interfund	108877	v107209 - MENARD INC	5/27/2026	05-2026	2,849.63
intrfund - Interfund	108878	v102197 - NIEWEDDE & WIENS	5/27/2026	05-2026	900.00
intrfund - Interfund	108879	v102191 - ODP BUSINESS SOLUTIONS (OFFICE DEPOT)	5/27/2026	05-2026	185.88
intrfund - Interfund	108880	v0000742 - RAM TRUCKING INC.	5/27/2026	05-2026	20.00

PBCA

Month of:  
May, 2026

		Received Actual	Offset	CHA Amount Wired
Bicentennial Apt. Village	WY990012004	\$ 75,311.00		\$ 75,311.00
Canyon Village Senior Citizens	WY99L000004	\$ 14,218.00		\$ 14,218.00
Cheyenne Handicap	WY99T856003	\$ 5,078.00	\$ 3,137.34	\$ 1,940.66
Cheyenne North	WY990019023	\$ 43,360.00		\$ 43,360.00
Cheyenne Station	WY990019012	\$ 53,179.00		\$ 53,179.00
Chief Washakie	WY99H001001	\$ 19,519.00		\$ 19,519.00
City of Casper Housing Auth. (Windy City)	WY99T815001	\$ 5,525.00		\$ 5,525.00
De!Mar Housing Associates LLC	WY99M000028	\$ 25,990.00		\$ 25,990.00
Desert Winds	WY99T856001	\$ 17,695.00	\$ 6,038.28	\$ 11,656.72
Eastward Court	WY990021001	\$ 29,837.00		\$ 29,837.00
Emerald Housing	WY99T796002	\$ 2,688.00		\$ 2,688.00
Gail Gardens*	WY990006002	\$ 91,356.00		\$ 91,356.00
Gem City Housing	WY99T846001	\$ 5,612.00	\$ 4,094.04	\$ 1,517.96
Golden Manor II	WY992049201	\$ 5,363.00		\$ 5,363.00
Golden Manor I	WY99M000022	\$ 1,164.00		\$ 1,164.00
Heritage Towers (NBA Heritage Towers)	WY990594201	\$ 37,672.00		\$ 37,672.00
Holy Trinity Manor	WY99T866003	\$ 27,230.00		\$ 27,230.00
Hot Springs Senior Citizens Apts.	WY99R000002	\$ 14,311.00		\$ 14,311.00
Laprele Apartments	WY990019009	\$ 31,177.00		\$ 31,177.00
Laramie Senior Housing*	WY99T807002	\$ 50,798.00		\$ 50,798.00
Mansface Terrace II	WY99T826004	\$ 48,117.00		\$ 48,117.00
Newcastle Apartments	WY99R000011	\$ 21,042.00		\$ 21,042.00
Acadian Apts (Parkside)	WY990019003	\$ 64,350.00		\$ 64,350.00
Payne Plaza	WY99T836001	\$ 21,638.00		\$ 21,638.00
Platte County Housing Authority	WY998023002	\$ 6,102.00		\$ 6,102.00
Platte Manor Apartments	WY99M000023	\$ 4,850.00		\$ 4,850.00
Platte View Apartments	WY99M000018	\$ 32,931.00		\$ 32,931.00
Rainbow Vista	WY990019013	\$ 18,410.00		\$ 18,410.00
Rawlins Cathy Gardens Apartments LLC	WY990004001	\$ 14,008.00		\$ 14,008.00
Ranger Apartments	WY990013001	\$ 11,279.00		\$ 11,279.00
Rehab. Enter Mt. States (REMS)	WY99T807001	\$ 12,038.00		\$ 12,038.00
Rehabilitation Enterprises (RENEW)	WY991350201	\$ 37,252.00		\$ 37,252.00
Rocky Mountain Manor	WY99M000008	\$ 7,916.00		\$ 7,916.00
Sage Apartments	WY99R000005	\$ 17,049.00		\$ 17,049.00
Sagecreek Apartments	WY99R000010	\$ 26,163.00		\$ 26,163.00
Sempiternal Society	WY99R000001	\$ 20,268.00		\$ 20,268.00
Sertoma Senior Housing	WY99M000024	\$ 10,780.00		\$ 10,780.00
Sheridan Square	WY990013002	\$ 59,934.00		\$ 59,934.00
Shoshone Court	WY990019018	\$ 18,602.00		\$ 18,602.00
Skyline Towers	WY99M000017	\$ 44,558.00		\$ 44,558.00
Spring Hill Apartments	WY99M000029	\$ 59,888.00		\$ 59,888.00
St. Anthony Manor	WY99T815003	\$ 55,193.00		\$ 55,193.00
Stagecoach Apartments	WY990019014	\$ 62,690.00		\$ 62,690.00
Sunrise Villa*	WY99R000003	\$ 17,359.00		\$ 17,359.00
Trails Apartments	WY99M000020	\$ 30,273.00		\$ 30,273.00
Village Gardens	WY990019020	\$ 40,439.00		\$ 40,439.00
Western O & M	WY99R000006	\$ 14,422.00		\$ 14,422.00
Westgate Apartments	WY99M000021	\$ 17,324.00		\$ 17,324.00
Worland Gardens	WY990011001	\$ 14,413.00		\$ 14,413.00
Wyoming Dept of Health	WY99R000004	\$ 9,888.00		\$ 9,888.00
<b>Total</b>		<b>\$ 1,376,259.00</b>	<b>\$ 13,269.66</b>	<b>\$ 1,362,989.34</b>



**CHEYENNE HOUSING AUTH**  
**PURCHASE CARD**  
 Account number ending in 6965  
 Transactions for billing cycle ending 05/15/26



**TRANSACTION DETAIL**

**Transactions**

Trans Date	Post Date	Reference Number	Transaction Description	Credits (CR) and Debits
04-18	04-20	24755426108281081364029	BRAKES PLUS 157 CHEYENNE WY	\$48.90
04-23	04-24	24692166113408158711185 7	AMAZON MKTPL*BJ36W3AX2 Amzn.com/bill WA	\$45.73
04-23	04-24	24692166113408482280980 7	IN *US INSPECTION GROUP 866-8638744 TN	\$494.00
04-25	04-27	24755426115281156475677	BRAKES PLUS 157 CHEYENNE WY	\$63.58
04-29	05-01	24103986120900015100045	FRONTIER OUTDOOR POWER CHEYENNE WY	\$280.09
05-01	05-04	24692166121405513747870 7	AMAZON MKTPL*BV81B0VS2 Amzn.com/bill WA	\$33.75
05-05	05-05	74418006125023000052761	PAYMENT - THANK YOU	\$385.92 CR
05-05	05-05	24204296125000167668092 2	Dropbox ZNJ7ZSYZDK69 415-8576933 CA	\$540.00
05-08	05-08	24692166128402292702328 7	AMAZON MKTPL*BV5HA7BR1 Amzn.com/bill WA	\$33.75
05-09	05-11	24692166129403914073899 7	AMAZON MKTPL*BV3ZQ3I81 Amzn.com/bill WA	\$124.96

**Fees Charged**

**Total Fees for this period**

**\$0.00**

**Interest Charged**

Interest Charge on Purchases	\$0.00
Interest Charge on Cash Advances	\$0.00
Interest Charge on Balance Transfers	\$0.00
<b>Total Interest for this Period</b>	<b>\$0.00</b>

**Charge Summary** Your Annual Percentage Rate (APR) is the annual interest rate on your account (v) Variable rate (f) Fixed rate

	Annual Percentage Rate (APR)	Special Offer or Eligible Purchases APR Expiration Date	Balance Subject to Interest Rate	Days Rate Used	Interest Charge
Purchases	17.99% (v)	NA	\$1,193.26	29	\$0.00
Cash Advance	23.18% (v)	NA	\$0.00	29	\$0.00



**CHEYENNE HOUSING AUTH**  
PURCHASE CARD  
Account number ending in 6965  
For billing cycle ending 05/15/2026

New Balance  
**\$1,664.76**

Minimum Payment  
**\$33.29**

Payment Due  
**06/13/2026**

**Your Account Summary**



Previous Balance	\$385.92
Payments	-\$385.92
Other Credits	\$0.00
Purchases	\$1,664.76
Balance Transfers	\$0.00
Cash Advances	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
<b>New Balance</b>	<b>\$1,664.76</b>
Statement Closing Date	05/15/26
Days in Billing Cycle	29
Total Credit Limit	\$10,000.00
Available Credit	\$8,335.00
Cash Limit	\$1,000.00
Available Cash	\$1,000.00

**Your Payment Information**

New Balance	\$1,664.76
Minimum Payment Due	\$33.29
Past Due Amount	\$0.00
<b>Payment Due Date</b>	<b>06/13/2026</b>

**Manage your business expenses with convenient online access.**



- Make secure online payments
- Access current and historical statements, up to 7 years old
- Monitor monthly expenses

**Log in today to explore all the online possibilities!**

Issued by First National Bank of Omaha (FNBO®).

Please read entire statement for additional important information about your account.



Account Number XXXX-XXXX-XXXX-6965

New Balance  
**\$1,664.76**

Minimum Payment  
**\$33.29**

Payment Due  
**06/13/2026**







**Housing Program Data May 2026 – Cheyenne Housing Authority**

<b>PUBLIC HOUSING</b>	<b>One Bedroom</b>	<b>Two Bedroom</b>	<b>Three Bedroom</b>	<b>Four Bedroom</b>	<b>Five + Bedroom</b>	<b>Aggregate</b>
Wait List Apr/May	1419 / 1451	1265 / 1299	194 / 178	57 / 62	7 / 7	2942 / 2997
Wait List Preference Term	6-12 mo.	5-7 years	6-12 mo.	3-5 years	1 year	
Total # of Units	169	12	147	9	4	341
# Units Vacant as of 1st day of the month	4 / 1	0 / 0	2 / 3	1 / 0	0 / 0	7 / 4
Unit Turnaround Time						39 / 40
<b>Occupancy (Fiscal Year):</b>	May 2026			YTD		
Unit Months Leased	337 / 341 = 98.83%			4,657 / 4,750 = 98.04%		
Unit Months Available						
<b>TARS (Fiscal Year):</b>	April 2026 (Actual)			May 2026 (Estimated)		
TTL Tenant Accts Rec	33,795 / 143,844 = 23.49%			17,201 / 133,216 = 12.91%		
TTL Tenant Revenue						
<b>HOUSING CHOICE VOUCHERS</b>						
				April 2026	May 2026	
Total Baseline # of Units				1806	1806	
Total of Monthly HAP Payments				\$1,152,982	\$1,138,732	
Average HAP Payment per Unit				\$642	\$642	
Port-out - Average HAP Payment per Unit				40/\$1,569	41/\$1,595	
Port-in Administered - Average HAP Payments per Unit				0/\$000	0/\$000	
# Move-Ins Compared to Move-Outs				18/30	18/17	
# on Waiting List				3699	3873	
Wait List Preference Term				6-18 months	6-18 months	
# On the Street				48	24	
Utilization: Unit Months Leased/Unit Months Available				99.39%	98.23%	
YTD Utilization (Calendar Year)				98.98%		
<b>VASH VOUCHER UTILIZATION</b>						
Community	# Vouchers Available	# Vouchers Leased	# Vouchers Pending	% Leased	Average Subsidy/Unit	
Cheyenne	81	60	7	74.07%	500.25	
Sheridan	52	44	5	84.62%		
Gillette	15	10	3	66.67%		
Riverton	10	4	2	40.00%		
Total	158	118	17	74.68%		
YTD Utilization (Calendar Year)				74.81%		
<b>TOTAL WAITING LIST</b>						
				April 2026	May 2026	
Housing Choice Vouchers + Public Housing				6641	6870	
<b>QUALITY CONTROL INSPECTIONS</b>						
		# Req'd by 3/31/2027	# Completed YTD		May 2026	
		53	0		0	
<b>NON-PUBLIC HOUSING PROPERTIES</b>						
	# Units	Vacancies		Occupancy - Current/YTD		
Indian Hills Manor	50	1		98.00% / 98.00%		
Foxcrest II (Senior)	32	1		96.88% / 98.44%		
Pine Bluffs (Senior)	16	0		100.00% / 96.88%		
Weaver Road Apartments	12	0		100.00% / 100.00%		
College Houses	7	0		100.00% / 100.00%		
WRAP Houses	3	0		100.00% / 100.00%		
McGowen Place Apartments	56	1		98.21% / 98.21%		
Golden Meadows Apartments	16	0		100.00% / 100.00%		
Pattison Apartments	16	2		87.50% / 90.63%		
Total	208	5		97.60% / 97.84%		
YTD Occupancy (Fiscal Year)				97.84%		
Unit Turnaround Time				44 / 41		



May 28, 2026

Dear Public Housing Authorities:

The U.S. Department of Housing and Urban Development (HUD) is taking bold steps to eliminate fraud in the nationwide programs it funds. People who are supported by HUD-assisted housing deserve to live in decent and safe homes. Taxpayers deserve to see that money is spent wisely and without fraud.

The Office of Inspector General (OIG) is committed to eliminating fraud, waste, and abuse. When people act intentionally to defraud our programs, it erodes public trust and diverts critical resources away from communities and the individuals who depend on HUD for housing solutions. Eliminating fraud is a shared responsibility; we cannot do it alone. We need you to do your part.

As recipients of HUD funds, you must promptly disclose to the OIG whenever, in connection with your HUD funding award, you have credible evidence of the commission of a violation of Federal criminal law involving fraud, conflicts of interest, bribery or gratuity violations, false claims, or other waste and abuse.<sup>1</sup>

Make reports to OIG via our Hotline at <https://www.hudoig.gov/hotline> or call 1-800-347-3735. Additionally, we encourage you to use our anti-fraud resource graphics in your social media, newsletters, websites, and other communications. The resource graphics are available on our website at <https://www.hudoig.gov/resources/posters-and-brochures>.

Please share this letter with all your staff and together we will eliminate fraud.

Sincerely,

Digitally signed by  
BRIAN HARRISON  
Date: 2026.05.27  
09:40:12 -04'00'

Brian D. Harrison  
Acting Inspector General



<sup>1</sup> See 2 C.F.R. § 200.113.

Cheyenne Housing Authority  
3304 Sheridan St.  
Cheyenne, WY 82009  
307-633-8320



# Memo

To: Board of Commissioners  
From: Brenda  
Date: June 18, 2026  
Re: Renewal of CD Investment

On July 16, 2026, CHA has 1 CD that will mature (original information below).

Property	Type	Account	Original Amount	Term	Interest Rate	Maturity Date
Indian Hills Manor	ANB Bank CD	6409	244,980.00	12 Months	3.50%	7/16/2026

ANB’s published June rate of 3.00% aligns with prevailing local market rates. Should ANB continue to apply the additional 0.50% increase for CHA, the resulting rate would be at the upper end of the market.

ANB does offer higher rates for terms greater than 12 months. The published rates for a 24-month CD is 3.15% and 36 months at 3.25%

Action requested:  
Approve renewal and term of the above-listed CD

Cheyenne Housing Authority  
3304 Sheridan St.  
Cheyenne, WY 82009  
307-633-8320

Cheyenne Housing Authority

4

# Memo

To: Board of Commissioners  
From: Brenda  
Date: June 18, 2026  
Re: Technology Investment

---

As part of the service agreement with Integrated Computer Consulting (ICC), the Cheyenne Housing Authority (CHA) receives quarterly cybersecurity reviews. On April 14, 2026, ICC presented CHA's first quarterly review, which identified several cybersecurity vulnerabilities and technology infrastructure needs that should be addressed to improve operational reliability, security, and long-term technology planning.

## Current Technology Inventory

CHA's technology infrastructure currently consists of two physical servers, 37 desktop computers, and 4 laptop computers.

### Servers

- 2016 Dell R440 Server
  - Hosts Microsoft Exchange (email services)
  - Support ends January 17, 2027
- 2019 Dell R440 Server
  - Houses all CHA data and applications
  - Support ends January 9, 2029
  - Manufacturer warranty expired July 11, 2025

### Workstations

- 7 desktop computers are six years old
- 11 desktop computers are five years old
- 22 computers are four years old or newer

## ICC Recommendations

### Migrate Email Services to Microsoft 365

- With Microsoft Exchange support ending in January 2027 and increasing cybersecurity risks associated with hosting email services on-site, ICC recommends migrating CHA's email environment to Microsoft 365 cloud services.
  - Benefits include:

- Enhanced cybersecurity protections
- Reduced risk associated with on-premises email hosting
- Improved system reliability and disaster recovery capabilities
- Access to the latest Microsoft Office applications and collaboration tools
- Estimated Costs
  - One-time migration cost: \$21,525.
  - Monthly subscription fee: \$22 per computer, approximately \$946 per month.

#### Replace the 2019 Dell Server

- Although support for the current server extends through 2029, the hardware is already becoming technologically outdated and is no longer covered by warranty.
- With the migration to Microsoft 365, the Exchange Server would be eliminated, leaving CHA dependent on a single on-site server. A hardware failure could result in significant downtime while replacement parts are obtained and installed.
  - Benefits of replacing the server include:
    - Four-hour guaranteed hardware support under warranty
    - Improved reliability and reduced operational risk
    - Increased capacity to support future technology initiatives
    - Adequate storage and performance for a planned electronic document management system
- Estimated cost
  - New server and data migration: \$44,856.51.

#### Implement a Computer Replacement Plan

- Industry best practices recommend replacing desktop computers every four to five years and laptops every three to four years. Establishing a replacement cycle will improve performance, reduce maintenance costs, and decrease cybersecurity risks associated with aging equipment.
- To begin implementing a replacement schedule, CHA would replace 15 desktop computers.
- Estimated cost:
  - 15 desktop computers: \$14,590.35
  - Configure computers per ICC requirements: \$5,940
  - Onsite setup and migration: \$4,612.50

#### Total Project Cost

\$91,524.36

- These investments will strengthen CHA's cybersecurity posture, improve system reliability, reduce operational risk, and establish a sustainable technology replacement strategy.

#### Action requested:

Approve the following purchases with a total cost of \$91,524.36 paid by each program except the Housing Choice Voucher program, which would be paid from Indian Hills Manor reserves.

1. Migration from Microsoft Exchange to Microsoft 365. \$21,525
2. Purchase and installation of a new server, including data migration. \$44,856.51
3. Purchase of 15 replacement desktop computers. \$25,142.85

5

Cheyenne Housing Authority  
3304 Sheridan St.  
Cheyenne, WY 82009  
307-633-8320



# Memo

To: Board of Commissioners  
From: Greg Hancock  
Date: June 18, 2026  
Re: Update Regarding Potential Rules of Conduct for Informal Hearings, Reviews & Meetings Policy

---

In May the Board considered a proposed new policy regarding Rules of Conduct for Informal Hearings, Reviews, and Meetings, and advised legal review of the proposed policy. Mr. Asay's comments follow:

"I took a look through the proposed Rules of Conduct for Informal Hearings, Reviews & Meetings this morning. As proposed, I think the Rules may be too general for all situations and I think they combine procedural rules with rules of decorum. I would suggest separating into procedural rules and rules of conduct. The rules of conduct could address all proceedings as they would deal with decorum, and set forth appropriate behavior expectations. I recommend that informal hearings be separate from other meetings when setting forth procedural rules, as the informal hearings need to adhere to due process and statutory requirements, while the other meetings may be more general.

I am concerned with the Rules as they would apply to informal hearings in setting forth strict time limits and controlling the presentation of evidence.

Let me know any questions or call to discuss."

A revision of the proposed Rules is underway and will be presented for consideration when prepared.

**Action Requested:**

None at this time

Cheyenne Housing Authority  
3304 Sheridan St.  
Cheyenne, WY 82009  
307-633-8320

**Cheyenne Housing Authority**

# Memo

To: Board of Commissioners  
From: Greg Hancock  
Date: June 18, 2026  
Re: Approval to Adopt Program Specific Grievance Policies

---

The Board-approved Public Comment Period for the proposed new Grievance Policies ended on June 2, 2026. The Public Comments received via email from one former tenant whose Multifamily program property lease was terminated are listed below.

Hearsay reporting should not be the basis for expedited lease termination--no element of due process. Just ask me, I should know!!

I do not understand why updated ACOP would not encompass ALL Low-Income residents, no matter the program. A simplified Grievance Policy structure was already created under 24 CFR 966.53.

## Action Requested:

Approval to adopt the below policies effective July 1, 2026:

- Revised Chapter Grievances and Appeals in the Public Housing Admissions & Continuing Occupancy Policy
- New Grievance Policy & Grievance Procedures for WCDA-financed properties McGowen Place Apartments, Golden Meadows, and WRAP Houses
- New Grievance Policy for Multifamily Properties Indian Hills Manor and Pine Bluffs Apartments

## Chapter 14

### GRIEVANCES AND APPEALS

#### INTRODUCTION

This chapter discusses grievances and appeals pertaining to PHA actions or failures to act that adversely affect public housing applicants or residents. The policies are discussed in the following three parts:

Part I: Informal Hearings for Public Housing Applicants. This part outlines the requirements and procedures for informal hearings for public housing applicants.

Part II: Informal Hearings with Regard to Noncitizens. This part discusses informal hearings regarding citizenship status and where they differ from the requirements for general applicant and tenant grievances.

Part III: Grievance Procedures for Public Housing Residents. This part outlines the requirements and procedures for handling grievances for public housing residents.

## **PART I: INFORMAL HEARINGS FOR PUBLIC HOUSING APPLICANTS**

### **14-I.A. OVERVIEW**

When the PHA makes a decision that has a negative impact on an applicant family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal hearing. HUD regulations do not provide a structure for or requirements regarding informal hearings for applicants (except with regard to citizenship status, to be covered in Part II). This part discusses the PHA policies necessary to respond to applicant appeals through the informal hearing process.

### **14-I.B. INFORMAL HEARING PROCESS [24 CFR 960.208(a) and PH Occ GB, p. 58]**

Informal hearings are provided for public housing applicants. An applicant is someone who has applied for admission to the public housing program, but is not yet a tenant in the program. Informal hearings are intended to provide a means for an applicant to dispute a determination of ineligibility for admission to a project [24 CFR 960.208(a)]. Applicants to public housing are not entitled to the same hearing process afforded tenants under the PHA grievance procedures [24 CFR 966.53(a) and PH Occ GB, p. 58].

Informal hearings provide applicants the opportunity to review the reasons for denial of admission and to present evidence to refute the grounds for denial.

#### **Use of Informal Hearing Process**

While the PHA must offer the opportunity of an informal hearing to applicants who have been determined as ineligible for admission, the PHA could make the informal hearing process available to applicants who wish to dispute other PHA actions that adversely affect them.

#### CHA Policy

The CHA will only offer informal hearings to applicants for the purpose of disputing denials of admission.

#### **Notice of Denial [24 CFR 960.208(a)]**

The PHA must give an applicant prompt notice of a decision denying eligibility for admission. The notice must contain a brief statement of the reasons for the PHA decision, and must also state that the applicant may request an informal hearing to dispute the decision. The notice must describe how to obtain the informal hearing.

When denying eligibility for admission, the PHA must provide the family a notice of VAWA rights (form HUD-5380) as well as the HUD VAWA self-certification form (form HUD-5382) in accordance with the Violence against Women Reauthorization Act of 2013, and as outlined in 16-VII.C. The notice and self-certification form must accompany the written notification of the denial of eligibility determination.

Prior to notification of denial based on information obtained from criminal or sex offender registration records, the family, in some cases, must be given the opportunity to dispute the information in those records which would be the basis of the denial. See Section 3-III.G for details concerning this requirement.

#### CHA Policy

The applicant must submit, orally or in writing a request for a hearing to CHA **within (15) fifteen business days** from the date of the mailing of the denial letter. Upon applicant's compliance with this section, the Hearing Officer shall **within (15) fifteen business days** schedule and convene a hearing. A written notification specifying the time and place of the hearing shall be sent to the applicant and the appropriate agency official.

The Hearing Officer will consider the following factors in deciding whether to uphold or overturn the denial of admission:

- Whether or not the reason for denial were clearly stated in the notice;
- Whether the reasons for denial are supported by facts and CHA Policy;
- Whether the information of mitigation submitted by the applicant justifies approving the application.

After the hearing, the Hearing Officer will make its decision and by US mail notify the applicant **within (15) fifteen business days** of the close of the hearing.

The Hearing Officer's decision is CHA's final decision on all issues related to the application. If the Hearing Officer overturns the denial, CHA shall resume processing of the application, If the Hearing Officer upholds the denial, the applicant will not be admitted.

#### **Reasonable Accommodation for Persons with Disabilities [24 CFR 966.7]**

Persons with disabilities may request reasonable accommodations to participate in the informal hearing process and the PHA must consider such accommodations. The PHA must also consider reasonable accommodation requests pertaining to the reasons for denial if related to the person's disability. See Chapter 2 for more detail pertaining to reasonable accommodation requests.

## **PART II: INFORMAL HEARINGS WITH REGARD TO NONCITIZENS**

### **14-II.A. HEARING AND APPEAL PROVISIONS FOR NONCITIZENS [24 CFR 5.514]**

Denial or termination of assistance based on immigration status is subject to special hearing and notice rules. These special hearings are referred to in the regulations as informal hearings, but the requirements for such hearings are different from the informal hearings used to deny applicants for reasons other than immigration status.

Assistance to a family may not be delayed, denied, or terminated on the basis of immigration status at any time prior to a decision under the United States Citizenship and Immigration Services (USCIS) appeal process. Assistance to a family may not be terminated or denied while the PHA hearing is pending, but assistance to an applicant may be delayed pending the completion of the informal hearing.

A decision against a family member, issued in accordance with the USCIS appeal process or the PHA informal hearing process, does not preclude the family from exercising the right, that may otherwise be available, to seek redress directly through judicial procedures.

#### **Notice of Denial or Termination of Assistance [24 CFR 5.514(d)]**

As discussed in Chapters 3 and 13, the notice of denial or termination of assistance for noncitizens must advise the family of any of the following that apply:

- That financial assistance will be denied or terminated and provide a brief explanation of the reasons for the proposed denial or termination of assistance.
- The family may be eligible for proration of assistance.
- In the case of a tenant, the criteria and procedures for obtaining relief under the provisions for preservation of families [24 CFR 5.514 and 5.518].
- That the family has a right to request an appeal to the USCIS of the results of secondary verification of immigration status and to submit additional documentation or explanation in support of the appeal.
- That the family has a right to request an informal hearing with the PHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal.
- For applicants, assistance may not be delayed until the conclusion of the USCIS appeal process, but assistance may be delayed during the period of the informal hearing process.

#### **United States Citizenship and Immigration Services Appeal Process [24 CFR 5.514(e)]**

When the PHA receives notification that the USCIS secondary verification failed to confirm eligible immigration status, the PHA must notify the family of the results of the USCIS verification. The family will have 30 days from the date of the notification to request an appeal of the USCIS results. The request for appeal must be made by the family in writing directly to the USCIS. The family must provide the PHA with a copy of the written request for appeal and proof of mailing.

The family must forward to the designated USCIS office any additional documentation or written explanation in support of the appeal. This material must include a copy of the USCIS document verification request (used to process the secondary request) or such other form

specified by the USCIS, and a letter indicating that the family is requesting an appeal of the USCIS immigration status verification results.

The USCIS will notify the family, with a copy to the PHA, of its decision. When the USCIS notifies the PHA of the decision, the PHA must notify the family of its right to request an informal hearing.

### **Informal Hearing Procedures for Applicants [24 CFR 5.514(f)]**

After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, an applicant family may request that the PHA provide a hearing. The request for a hearing must be made either within 30 days of receipt of the PHA notice of denial, or within 30 days of receipt of the USCIS appeal decision.

The informal hearing procedures for applicant families are described below.

#### ***Informal Hearing Officer***

The PHA must provide an informal hearing before an impartial individual, other than a person who made or approved the decision under review, and other than a person who is a subordinate of the person who made or approved the decision.

#### ***Evidence***

The family must be provided the opportunity to examine and copy at the family's expense, at a reasonable time in advance of the hearing, any documents in the possession of the PHA pertaining to the family's eligibility status, or in the possession of the USCIS (as permitted by USCIS requirements), including any records and regulations that may be relevant to the hearing.

#### **CHA Policy**

The family will be allowed to copy any documents related to the hearing as described in section 8 of the Public Records Rule. The family must request discovery of CHA documents no later than 12:00 P.M. on the business day prior to the hearing.

The family must be provided the opportunity to present evidence and arguments in support of eligible status. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.

The family must also be provided the opportunity to refute evidence relied upon by the PHA, and to confront and cross-examine all witnesses on whose testimony or information the PHA relies.

#### ***Representation and Interpretive Services***

The family is entitled to be represented by an attorney or other designee, at the family's expense, and to have such person make statements on the family's behalf.

The family is entitled to request an interpreter. The PHA is obligated to provide a competent interpreter, free of charge, upon request. The family may also or instead provide its own interpreter, at the expense of the family.

### ***Recording of the Hearing [24 CFR 966.56 (e)]***

The Complainant or the PHA may arrange, in advance and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript.

#### **CHA Policy**

The CHA will neither arrange for nor provide a transcript for any party who records an informal hearing.

### ***Hearing Decision***

The PHA must provide the family with a written notice of the final decision, based solely on the facts presented at the hearing, within **\*14 calendar days** of the date of the informal hearing. The notice must state the basis for the decision.

\*(This timeframe for USCIS hearings is regulatory and must remain 14 calendar days)

### **Retention of Documents [24 CFR 5.514(h)]**

The PHA must retain for a minimum of 5 years the following documents that may have been submitted to the PHA by the family, or provided to the PHA as part of the USCIS appeal or the PHA informal hearing process:

- The application for assistance
- The form completed by the family for income reexamination
- Photocopies of any original documents, including original USCIS documents
- The signed verification consent form
- The USCIS verification results
- The request for a USCIS appeal
- The final USCIS determination
- The request for an informal hearing
- The final informal hearing decision

### **Informal Hearing Procedures for Residents [24 CFR 5.514(f)]**

After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, a resident family may request that the PHA provide a hearing. The request for a hearing must be made either within 30 days of receipt of the PHA notice of termination, or within 30 days of receipt of the USCIS appeal decision.

The informal hearing procedures for resident families whose tenancy is being terminated based on immigration status is the same as for any grievance under the grievance procedures for resident families found in Part III below

## PART III: GRIEVANCE PROCEDURES FOR PUBLIC HOUSING RESIDENTS

### 14-III.A. REQUIREMENTS [24 CFR 966.52]

PHAs must have a grievance procedure in place through which residents of public housing are provided an opportunity to grieve any PHA action or failure to act involving the lease or PHA policies which adversely affect their rights, duties, welfare, or status. The PHA must not only meet the minimal procedural due process requirements provided under the regulations but must also meet any additional requirements imposed by local, state or federal law.

The PHA grievance procedure must be included in, or incorporated by reference in, the lease.

The PHA must provide at least 30 days' notice to tenants and resident organizations setting forth proposed changes in the PHA grievance procedure and provide an opportunity to present written comments. Comments submitted must be considered by the PHA before adoption of any changes to the grievance procedure by the PHA.

The PHA must furnish a copy of the grievance procedure to each tenant and to resident organizations.

### 14-III.B. DEFINITIONS [24 CFR 966.53; 24 CFR 966.51(a)(2)(i)]

There are several terms used by HUD with regard to public housing grievance procedures, which take on specific meanings different from their common usage. These terms are as follows:

- **Grievance** – any dispute which a tenant may have with respect to PHA action or failure to act in accordance with the individual tenant's lease or PHA regulations which adversely affect the individual tenant's rights, duties, welfare or status
- **Complainant** – any tenant whose grievance is presented to the PHA or at the project management office
- **Due Process Determination** – a determination by HUD that law of the jurisdiction requires that the tenant must be given the opportunity for a hearing in court which provides the basic elements of due process before eviction from the dwelling unit
- **Expedited Grievance** – a procedure established by the PHA for any grievance or termination that involves:
  - Any criminal activity that threatens the health, safety, or right to peaceful enjoyment or the PHA's public housing premises by other residents or employees of the PHA; or
  - Any drug-related criminal activity on or off the premises
- **Elements of Due Process** – an eviction action or a termination of tenancy in a state or local court in which the following procedural safeguards are required:
  - Adequate notice to the tenant of the grounds for terminating the tenancy and for eviction
  - Right of the tenant to be represented by counsel
  - Opportunity for the tenant to refute the evidence presented by the PHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the tenant may have
  - A decision on the merits

- **Hearing Officer** – an impartial person or selected by the PHA, other than the person who made or approved the decision under review, or a subordinate of that person. The individual or individuals do not need legal training.
- **Tenant** – the adult person (or persons) (other than a live-in aide)
  - Who resides in the unit, and who executed the lease with the PHA as lessee of the dwelling unit, or, if no such person now resides in the unit,
  - Who resides in the unit, and who is the remaining head of household of the tenant family residing in the dwelling unit
- **Resident Organization** – includes a resident management corporation

### **14-III.C. APPLICABILITY [24 CFR 966.51]**

Grievances could potentially address most aspects of a PHA's operation. However, there are some situations for which the grievance procedure is not applicable.

The grievance procedure is applicable only to individual tenant issues relating to the PHA. It is not applicable to disputes between tenants not involving the PHA. Class grievances are not subject to the grievance procedure and the grievance procedure is not to be used as a forum for initiating or negotiating policy changes of the PHA.

If HUD has issued a due process determination, a PHA may exclude from the PHA grievance procedure any grievance concerning a termination of tenancy or eviction that involves:

- Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of the PHA;
- Any violent or drug-related criminal activity on or off such premises; or
- Any criminal activity that resulted in felony conviction of a household member

In states without due process determinations, PHAs must grant opportunity for grievance hearings for all lease terminations, regardless of cause, with the following exception: PHAs may use expedited grievance procedures for the excluded categories listed above. These expedited grievance procedures are described in Section 14-III.E. below.

If HUD has issued a due process determination, the PHA may evict through the state/local judicial eviction procedures. In this case, the PHA is not required to provide the opportunity for a hearing under the PHA's grievance procedure as described above.

#### CHA Policy

The CHA is located in a HUD-declared due process state. Therefore, the CHA will not offer grievance hearings for lease terminations involving criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the CHA, for violent or drug-related criminal activity on or off the premises, or for any criminal activity that resulted in felony conviction of a household member.

See Chapter 13 for related policies on the content of termination notices.

#### **14-III.D. INFORMAL SETTLEMENT OF GRIEVANCE [24 CFR 966.54]**

HUD regulations state that any grievance must be personally presented, either orally or in writing, to the PHA office or to the office of the housing development in which the complainant resides so that the grievance may be discussed informally and settled without a hearing.

##### CHA Policy

The CHA will accept requests for an informal settlement of a grievance either orally or in writing (including emailed requests), to the CHA **within (15) fifteen business days** of the grievable event. Upon notification, CHA will schedule and convene an informal settlement meeting **within (15) fifteen business days** and confirm such meeting in writing to the tenant.

CHA has the sole discretion to determine if the informal settlement will be conducted remotely by phone conference or other electronic method. The CHA will consider other reasonable requests for a remote informal settlement on a case by case basis.

The informal settlement meeting with CHA will only be rescheduled for good cause. Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the person requesting the grievance meeting. Requests to reschedule an informal settlement with CHA, must be made **(1) one business day prior** to the meeting date and time. At its discretion, CHA may request documentation verifying “good cause.” If CHA approves the postponement, the CHA will confirm by sending an updated written notification with a new date and time. The informal settlement will only be rescheduled one time.

If the tenant does not appear at the scheduled date and time, and was unable to reschedule the informal settlement in advance due to the nature of the conflict, the tenant must contact the CHA **within (1) one business day** after the scheduled informal settlement date and time. The CHA will reschedule the informal settlement only if the tenant can show good cause for failure to appear.

HUD regulations require that a summary of such discussion will be prepared within a reasonable time and one copy will be given to the tenant and one retained in the PHA’s tenant file.

The summary must specify the names of the participants, dates of meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore, and will specify the procedures by which a hearing may be obtained if the complainant is not satisfied.

For PHAs who have the option to establish an expedited grievance procedure, and who exercise this option, the informal settlement of grievances is not applicable to those grievances for which the expedited grievance procedure applies.

#### **14-III.E. PROCEDURES TO OBTAIN A HEARING**

##### **Scheduling of Hearings [24 CFR 966.56(a)]**

If the complainant has complied with all requirements for requesting a hearing as described above, a hearing must be scheduled by the hearing officer promptly for a time and place reasonably convenient to both the complainant and the PHA. A written notification specifying the time, place and the procedures governing the hearing must be delivered to the complainant and the appropriate PHA official.

### CHA Policy

Tenant shall submit a request for a hearing to CHA **within (15) fifteen business days** from the date of the informal settlement meeting summary. The request shall be presented orally or in writing and shall specify:

- Reason for the grievance; and
- Action or relief sought

If the tenant does not request a hearing in accordance with this section, the CHA's disposition of the grievance under the informal settlement process will become final. However, failure to request a hearing does not constitute a waiver by the complainant of the right to contest the CHA's action in disposing of the complaint in an appropriate judicial proceeding.

Upon tenant's compliance with this section, the Hearing Officer shall, **within (15) fifteen business days** convene a hearing at a time and place reasonably convenient to both the tenant and the CHA. A written notification specifying the time, place and the procedures governing the hearing shall be sent to the tenant and the appropriate agency official.

### **Expedited Grievance Procedure [24 CFR 966.52(a)]**

The PHA may establish an expedited grievance procedure for any grievance concerning a termination of tenancy or eviction that involves:

- Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents or employees of the PHA;
- Any drug-related criminal activity on or near such premises; or
- Any criminal activity that resulted in felony conviction of a household member.

In such expedited grievances, the informal settlement of grievances as discussed in 14-III.D is not applicable.

The PHA may adopt special procedures concerning expedited hearings, including provisions for expedited notice or scheduling, or provisions for expedited decision on the grievance.

### CHA Policy

The CHA will not offer expedited grievance procedures.

### **14-III.F. SELECTION OF HEARING OFFICER [24 CFR 966.53(e)]**

The grievance hearing must be conducted by an impartial person or persons appointed by the PHA, other than the person who made or approved the PHA action under review, or a subordinate of such person. The PHA must describe their policies for selection of a hearing officer in their lease.

### CHA Policy

CHA grievance hearings will be conducted by a single hearing officer and not a panel

and will be appointed by the Executive Director or designee.

PHAs must describe their policies for selection of a hearing officer in their lease forms. Changes to the public housing lease are subject to a 30-day comment period [24 CFR 966.4].

#### **14-III.G. REMOTE HEARINGS**

The PHA has the option to conduct hearings remotely. The PHA's essential responsibility is to ensure hearings meet the requirements of due process and comply with HUD regulations. Therefore, all PHA policies and processes for remote hearings will be conducted in accordance with due process requirements and in compliance with HUD regulations.

##### CHA Policy

CHA has sole discretion to determine if the informal hearing will be conducted remotely by phone conference or other electronic method. The CHA will consider other reasonable requests for a remote grievance meeting on a case-by case basis.

#### **14-III.H. PROCEDURES GOVERNING THE HEARING [24 CFR 966.56]**

##### **Rights of Complainant [24 CFR 966.56(b)]**

The complainant will be afforded a fair hearing. This includes:

- The opportunity to examine before the grievance hearing any PHA documents, including records and regulations that are directly relevant to the hearing. The tenant must be allowed to copy any such document at the tenant's expense. If the PHA does not make the document available for examination upon request by the complainant, the PHA may not rely on such document at the grievance hearing.

##### CHA Policy

The tenant will be allowed to copy any documents related to the hearing as described in section 8 of the Public Records Rule.

The family must request discovery of CHA documents **no later than 12:00 p.m. on the business day prior to the scheduled hearing date**. If the hearing will be conducted remotely; the CHA will compile a hearing packet consisting of all documents the CHA intends to produce at the informal hearing. Upon request, the CHA will mail copies of the hearing packet to the family, the family's representatives, if any, prior to the scheduled remote informal hearing. The original hearing packet will be in the possession of the CHA representative and retained by the CHA.

Documents will be shared electronically whenever possible. There will be no charge for documents emailed by the CHA.

- The right to be represented by counsel or other person chosen to represent the tenant, and to have such person make statements on the tenant's behalf.
- The right to a private hearing unless the complainant requests a public hearing.
- The right to present evidence and arguments in support of the tenant's complaint, to controvert evidence relied on by the PHA or project management, and to confront and cross-examine all witnesses upon whose testimony or information the PHA or project management relies.
- A decision based solely and exclusively upon the facts presented at the hearing.

### **Failure to Appear [24 CFR 966.56(c)]**

If the complainant or the PHA fails to appear at a scheduled hearing, the hearing officer may make a determination to postpone the hearing for no more than five business days or may make a determination that the party has waived his/her right to a hearing. Both the complainant and the PHA must be notified of the determination by the hearing officer: Provided, that a determination that the complainant has waived his/her right to a hearing will not constitute a waiver of any right the complainant may have to contest the PHA's disposition of the grievance in an appropriate judicial proceeding.

There may be times when a complainant does not appear due to unforeseen circumstances which are out of their control and are no fault of their own.

#### CHA Policy

The tenant may request to reschedule the hearing for good cause. "Good cause" is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family. Requests to reschedule the hearing must be made orally or in writing **at least (1) one business day prior to the hearing date**. At its discretion, CHA may request documentation of "good cause" prior to rescheduling the hearing. The Informal Hearing will only be rescheduled one time.

If the tenant does not appear at the scheduled time, and was unable to reschedule the hearing in advance due to the nature of the conflict, the tenant must contact the CHA **within (1) one business day after the scheduled hearing time**. The CHA will reschedule the hearing only if the tenant can show good cause for failure to appear.

### **General Procedures [24 CFR 966.56(d), (e)]**

At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the PHA must sustain the burden of justifying the PHA action or failure to act against which the complaint is directed [24 CFR 966.56(d)].

The hearing is conducted informally by the hearing officer. The PHA and the tenant must be given the opportunity to present oral or documentary evidence pertinent to the facts and issues raised by the complaint, and to question any witnesses.

The complainant or the PHA may arrange, in advance and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript [24 CFR 966.56(e)].

### **Accommodations of Persons with Disabilities [24 CFR 966.56(f)]**

The PHA must provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants.

If the tenant is visually impaired, any notice to the tenant which is required in the grievance process must be in an accessible format.

See Chapter 2 for a thorough discussion of the PHA's responsibilities pertaining to reasonable accommodation.

### **Limited English Proficiency (24 CFR 966.56(g))**

The PHA must comply with HUD's LEP Final Rule in providing language services throughout the grievance process.

### **14-III.I. DECISION OF THE HEARING OFFICER [24 CFR 966.57]**

The hearing officer must issue a written decision, stating the reasons for the decision, within a reasonable time after the hearing. Factual determinations relating to the individual circumstances of the family must be based on a preponderance of evidence presented at the hearing. A copy of the decision must be sent to the complainant and the PHA. The PHA must retain a copy of the decision in the tenant's folder. A log of all hearing officer decisions must also be maintained by the PHA and made available for inspection by a prospective complainant, his/her representative, or the hearing officer [24 CFR 966.57(a)].

#### CHA Policy

The hearing officer shall prepare a written decision, together with the reasons thereof, **within (15) fifteen business days** after the hearing.

The Hearing Officer may render a decision without holding a hearing, if the Hearing Officer determines that the issue has been previously decided at another hearing.

### **Final Decision [24 CFR 966.57(b)]**

The decision of the hearing officer is binding on the PHA which must take the action, or refrain from taking the action cited in the decision unless the PHA Board of Commissioners determines within a reasonable time, and notifies the complainant that:

- The grievance does not concern PHA action or failure to act in accordance with or involving the complainant's lease on PHA policies which adversely affect the complainant's rights, duties, welfare, or status; or
- The decision of the hearing officer is contrary to federal, state, or local law, HUD regulations or requirements of the annual contributions contract between HUD and the PHA

A decision by the hearing officer or Board of Commissioners in favor of the PHA or which denies the relief requested by the complainant in whole or in part must not constitute a waiver of any rights, nor effect in any manner whatever, any rights the complainant may have to a subsequent trial or judicial review in court [24 CFR 966.57(c)].

# **Cheyenne Housing Authority**

## **Grievance Policy and Grievance Procedures**

### **McGowen (Foxcrest Elderly), Golden Meadows and WRAP Houses**

---

The purpose of this grievance policy and grievance procedures is to provide residents and prospective residents with a fair, prompt and consistent process to understand the reasons for application denial, lease termination, or maintenance charges; present evidence and arguments in support of their position; and to offer mitigating information explaining past events or behavior.

#### **PURPOSE:**

The family may request a meeting with a Cheyenne Housing Authority (CHA) designated representative for the following reasons:

- Program eligibility determinations, including whether the information submitted by the applicant supports approval under applicable policy and program regulations
- Terminations of tenancy and lease
- Maintenance charges

These grievance policies and grievance procedures do not apply in the following circumstances:

- Disputes between tenants not involving the CHA or class grievances.
- Is not intended as a forum for initiating or negotiating policy changes between a group or groups of tenants and the CHA's Board of Commissioners.
- CHA will exclude from this policy and these procedures any grievance concerning a termination of tenancy or eviction that involves:
  - Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of the CHA;
  - Any violent or drug-related criminal activity on or off such premises; or
  - Any criminal activity that resulted in felony conviction of a household member.

#### **INFORMAL COMPLAINTS**

Tenants are encouraged to first raise concerns informally by:

- Speaking with their assigned housing specialist, or
- Submitting a written or verbal request for an informal meeting

#### **REQUEST FOR A MEETING:**

A request for a grievance meeting with CHA must be submitted in writing within **15 business days** of the mailing date of the application denial, lease termination letter, or maintenance charge.

Upon receipt of the written request, CHA shall within **15 business days** to schedule and convene a grievance meeting. A written notification specifying the time and place will be mailed to the applicant/tenant.

CHA has sole discretion to determine if the grievance meeting will be conducted remotely by phone conference or other electronic method. The CHA will consider other reasonable requests for a remote grievance meeting on a case-by-case basis.

#### **RESCHEDULING THE GRIEVANCE MEETING**

The grievance meeting with CHA will only be re-scheduled for good cause. Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the person requesting the grievance meeting. Requests to reschedule a grievance meeting with CHA, must be made **at least (1) one business day prior to the meeting date and time**. At its discretion, CHA may request documentation verifying "good cause." If CHA approves the postponement, the CHA will confirm by sending an updated written notification with a new date and time. The grievance meeting will only be rescheduled one time.

If the applicant / tenant does not appear at the scheduled date and time, and was unable to reschedule the grievance meeting in advance due to the nature of the conflict, the applicant/tenant must contact the CHA **within (1) one business day** after the scheduled grievance meeting date and time. The CHA will reschedule the grievance meeting only if the applicant/tenant can show good cause for failure to appear.

#### **GRIEVANCE MEETING DETERMINATION**

The CHA will prepare a written decision, together with the reasons thereof, **within 15 business days** after the grievance meeting and send it to the applicant / tenant.

**Cheyenne Housing Authority**  
**Grievance Policy and Grievance Procedures**  
**Multifamily Properties**  
**Indian Hills Manor and Pine Bluffs Apartments**

The purpose of this grievance policy and grievance procedures is to provide residents and prospective residents with a fair, prompt and consistent process to understand the purpose of the grievance process; present evidence and arguments in support of their position; and to offer mitigating information explaining past events or behavior.

**PURPOSE:**

The family may request a meeting with a Cheyenne Housing Authority (CHA) designated representative for the following reasons:

- Program eligibility determinations, including whether the information submitted by the applicant supports approval under applicable policy and program regulations/denial of admission
- Rent Determinations
- Recertifications (annual/interim)
- Termination of assistance
- Terminations of tenancy and lease
- Maintenance charges
- Denial or termination of assistance related to citizenship or immigration status\*

These grievance policies and grievance procedures do not apply in the following circumstances:

- Disputes between tenants not involving the CHA or class grievances.
- Is not intended as a forum for initiating or negotiating policy changes between a group or groups of tenants and the CHA's Board of Commissioners.
- CHA will exclude from this policy and these procedures any grievance concerning a termination of tenancy or eviction that involves:
  - Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of the CHA;
  - Any violent or drug-related criminal activity on or off such premises; or
  - Any criminal activity that resulted in felony conviction of a household member.

## **INFORMAL COMPLAINTS**

Tenants are encouraged to first raise concerns informally by:

- Speaking with their assigned housing specialist, or
- Submitting a written or verbal request for an informal meeting

## **REQUEST FOR A MEETING:**

### **APPLICANTS**

A request for a grievance meeting with CHA must be submitted in writing within **14 (fourteen)\*\* business days** of the mailing date of the application denial.

Upon receipt of the written request, CHA shall within **15 (fifteen) business days** schedule and convene a grievance meeting. A written notification specifying the time and place will be mailed to the applicant.

### **TENANTS**

A request for a grievance meeting with CHA must be submitted in writing within **10 (ten)\*\* business days** of the mailing date of the lease termination letter, maintenance charge or other reason(s) listed in the Purpose.

Upon receipt of the written request, CHA shall within **10 (ten)\*\* business days** schedule and convene a grievance meeting. A written notification specifying the time and place will be mailed to the tenant.

## **REMOTE HEARINGS FOR APPLICANTS OR TENANTS**

CHA has sole discretion to determine if the grievance meeting will be conducted remotely by phone conference or other electronic method. The CHA will consider other reasonable requests for a remote grievance meeting on a case-by-case basis.

## **RESCHEDULING THE GRIEVANCE MEETING**

The grievance meeting with CHA will only be re-scheduled for good cause. Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the person requesting the grievance meeting. Requests to reschedule a grievance meeting with CHA, must be made **at least (1) one business day prior to the meeting date and time**. At its discretion, CHA may request documentation verifying "good cause." If CHA approves the postponement, the CHA will confirm by sending an updated written notification with a new date and time. The grievance meeting will only be rescheduled one time.

If the applicant / tenant does not appear at the scheduled date and time, and was unable to reschedule the grievance meeting in advance due to the nature of the conflict, the applicant/tenant must contact the CHA **within (1) one business day** after the scheduled grievance meeting date and time. The CHA will reschedule the grievance meeting only if the applicant/tenant can show good cause for failure to appear.

## **GRIEVANCE MEETING DETERMINATION**

### **APPLICANTS**

The CHA will prepare a written decision, together with the reasons thereof, **within 5 (five)\*\* business days** after the grievance meeting and send it to the applicant.

### **TENANTS**

The CHA will prepare a written decision, together with the reasons thereof, **within 10 (ten)\*\* business days** after the grievance meeting and send it to the tenant.

\*The process for appealing determinations for the denial or termination of assistance related to citizenship or immigration status can be found in the U.S. Department of Housing and Urban Development (HUD) Handbook 4350.3: Occupancy Requirements of Subsidized Multifamily Housing Programs.

\*\*Time frame is per Multifamily regulations.

Cheyenne Housing Authority  
3304 Sheridan St.  
Cheyenne, WY 82009  
307-633-8320

Cheyenne Housing Authority

# Memo

To: Board of Commissioners  
From: Greg Hancock  
Date: June 18, 2026  
Re: Section 8 Management Assessment Program (SEMAP) Score and Family Self Sufficiency Program

---

Attached is CHA's SEMAP score for fiscal year ending March 31, 2026. The performance rating is High, as usual.

An unusual component of SEMAP score letter is the first-time inclusion of HUD's records regarding the Family Self Sufficiency program that CHA launched in 1993 and discontinued in 2022. The letter reports that CHA has 27 mandatory FSS slots remaining of the total 35 slots awarded (25 in 1993 and 10 in 1994), which is not consistent with CHA's records. HUD Denver was therefore informed that CHA:

- considers HUD's FSS records incorrect
- self-funded the FSS program for many years, so did not report FSS graduates to HUD, and
- paid 40 escrow payments to graduates from 2009 through 2019 and provided those payee's names and amounts
- discontinued the FSS program in July 2022, and provided the attached July 21, 2022 CHA Memo "Consideration of Family Self Sufficiency Discontinuation", and
- would like to know if the documentation provided is sufficient to document that CHA does not have 27 FSS slots remaining.

HUD Denver's response:

"Thank you for providing this information. I am going to reach out to the FSS team to see if we can do a reconciliation of what we are showing in PIC as ended and what you provided on your list. I will let you know once I find out more."

Action Requested:

None, information only

# U. S. Department of Housing and Urban Development



Office of Public Housing

Region VIII, Denver  
1670 Broadway Street  
Denver, Colorado 80202-4801

Phone: 303-672-5372  
Fax: 303-672-5065  
Web: www.hud.gov

June 3, 2026

## SENT VIA ELECTRONIC MAIL

Greg Hancock, Executive Director  
Cheyenne Housing Authority  
334 Sheridan Street  
Cheyenne, WY 82009-9998  
[ghancock@cheyennehousing.org](mailto:ghancock@cheyennehousing.org)

Dear Mr. Hancock:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Cheyenne Housing Authority (CHA). Per 24 CFR 985.1, SEMAP enables the Department of Housing and Urban Development to better manage the Section 8 tenant-based program by identifying Public Housing Agency's capabilities and deficiencies related to the administration of the Section 8 Program.

We want to bring to your attention that HUD's records show that CHA has 27 mandatory Family Self Sufficiency slots remaining. CHA was awarded the following mandatory slots: 25 slots in 1992 and 10 slots in 1993. As reported in PIC, there have been 8 graduates from the program. If you believe this information is incorrect, please provide documentation to the Denver Field Office. If running an FSS program is a hardship, your agency may apply for an exception to run a small program or not run a program as noted in 24 CFR 984.105(c).

This may impact Indicator 14 on future SEMAP scoring.

(o) *Family self-sufficiency (FSS) enrollment and escrow accounts.* (1) This indicator applies only to PHAs with mandatory FSS programs. The indicator consists of 2 components which show whether the PHA has enrolled families in the FSS program as required, and the extent of the PHA's progress in supporting FSS by measuring the percentage of current FSS participants with FSS progress reports entered in MTCS that have had increases in earned income which resulted in escrow account balances. (24 CFR 984.105 and 984.305)

The final SEMAP score for the Fiscal Year Ended March 31, 2026 is 100 percent, scoring 115 of a possible 135 points.

	Indicator	Potential	Scored
1	Selection From Waiting List	15	15
2	Reasonable Rent	20	20
3	Determination of Adjusted income	20	20
4	Utility Allowance Schedule	5	5
5	HQS Control Quality	5	5

6	HQS Enforcement	10	10
7	Expanding Housing Opportunities	5	5
8	Payment Standards	5	5
9	Timely Annual Reexaminations	10	10
10	Correct Tenant Rent Calculations	5	5
11	Pre-Contract HQS Inspections	5	5
12	Annual HQS Inspections	10	10
13	Lease-Up	20	20
14	Family Self Sufficiency	NA	NA
15	Deconcentration Bonus	BONUS	0
	<b>TOTAL SCORE</b>		<b>100</b>

Your overall performance rating is **High**.

In accordance with 24 CFR 985.104, a Housing Authority may appeal its overall performance rating to HUD by providing justification of the reasons for its appeal. An appeal made to a HUD program center and denied may be further appealed to the Assistant Secretary.

If you have any questions, please do not hesitate to contact Leslie Torgerson, Division Director via email at [Leslie.J.Torgerson@hud.gov](mailto:Leslie.J.Torgerson@hud.gov). Thank you for your cooperation with the SEMAP process.

Sincerely,

6/3/2026

X 

---

Christine Smith-Dreier  
Division Director  
Signed by: CHRISTINE SMITH-DREIER

Division Director  
Christine Smith-Dreier  
Denver, Office of Public Housing

**Cheyenne Housing Authority**

3304 Sheridan St.  
Cheyenne, WY 82009  
307-633-8320

**Cheyenne Housing Authority**

# Memo

To: Board of Commissioners  
From: Greg Hancock  
Date: July 21, 2022  
Re: Consideration of Family Self Sufficiency Program Discontinuation

---

The CHA launched the Family Self Sufficiency (FSS) program in the 1990's with the intent to support voucher and public housing program participants' desire to end their dependence on government subsidies. To achieve this objective, the FSS program has two main features: case management and financial coaching services with a financial incentive. Program participants work with an FSS service coordinator to identify their financial and employment-related goals, including education or training (defined in a Contract of Participation), and can access a range of support services that offer support to achieve their goals. Under the financial incentive, a family that makes increased earnings and pays higher rent also receives higher payments in an escrow account, enabling them to build assets. FSS participation is voluntary and typically lasts for up to five years, with a possible extension to a total of seven years.

Program operating / staff costs were initially funded by a HUD ROSS grant. Due to administrative burden of compliance with FSS program regulations and ROSS grant requirements, after a few years the CHA Board of Commissioner's decided to NOT apply for ROSS funds and to instead self-fund the FSS program.

Prior to graduation from the FSS program and disbursement of FSS escrow funds to the participant, CHA verifies that the FSS family has achieved its goals and is no longer a recipient of welfare assistance. Over the course of the FSS program, HUD has modified its definition of welfare assistance as it pertains to the FSS program. The following are not considered welfare assistance – so a participant can graduate if they receive the below listed federal subsidies.

- Housing Choice Voucher program rent subsidy and public housing discounted rent
- Food stamps and emergency rental and utility assistance
- Work subsidies (payments to employers or third parties to help cover the costs of employee wages, training, benefits, ...)
- Payments for supportive services such as child care and transportation provided to employed families.
- Seven other types of income sources listed in HUD regulations.

The initial goal was to recruit 20 public housing and 20 voucher program participants. That goal was never achieved, in part because ending dependence on government subsidies was too big a leap from their current life-situation, especially for public housing tenants. The program has now dwindled down to one participant that is six years and nine months into her seven-year Contract of Participation; she is not achieving her self-defined objectives.

We have struggled to implement the program for various reasons:

- Declining interest by the target population
- The FSS program requires a unique staff skill set. We have repeatedly hired and not retained FSS staff, and for the last few years we have experienced a lack of staff and staff-candidates skilled in FSS program implementation.
- COVID restrictions on interpersonal-interaction and Federal/State financial payments to households

HUD recently adopted a Final Rule, increasing FSS program regulatory requirements and requiring by September 30, 2022 creation and HUD-approval of a comprehensive FSS Implementation Plan – whether the agency does or does not receive ROSS grant funds.

Since the FSS program is no longer designed to materially reduce or eliminate dependence on government subsidies, and continuation of the FSS program presents an expanding administrative burden, the Board is requested to consider discontinuation of the FSS program.

Action Requested:

Consideration of discontinuation of FSS program

Cheyenne Housing Authority  
3304 Sheridan St.  
Cheyenne, WY 82009  
307-633-8320

**Cheyenne Housing Authority**

# Memo

To: Board of Commissioners  
From: Greg Hancock  
Date: June 18, 2026  
Re: Housing Choice Voucher Program Challenges

---

## Background:

A series of events have led to the current Voucher program challenge. In summary, those primary events are:

1. July 2024: HUD changed how VASH Vouchers can be used.
  - Since program inception, CHA has always used VASH Vouchers for their intended purpose, to house chronically homeless Veterans.
  - Since VASH Voucher utilization has typically been 75% or less, with HUD confirmation CHA had used un-used VASH funds as an additional resource to fund the regular Housing Choice Voucher (HCV) program.
  - In July, HUD re-interpreted existing regulations to no longer allow a housing authority to use VASH Voucher funds for the HCV program.
  - CHA promptly stopped leasing HCVs to prevent over-utilization of regular Vouchers and over-spending HCV budget authority.
  
2. 12/31/2024 HCV program year-end:
  - HCV utilization was 99.94%
  - VASH utilization was 73.42%, (41 unused vouchers)
  
3. January 2025:
  - Since the HCV lease-up process had been paused to prevent over-spending 2024 funds, we re-started new lease-ups in November 2024
  - Due to the pause and participant attrition, began 2025 HCV utilization @ 93.4%.

4. 12/31/2025 HCV program year-end
  - Utilization ended @ 97.34% for regular HCV, not VASH vouchers. CHA had 1,789 unused voucher-unit-months-leased during the year
  - 99.9% of HCV 2025 budget authority was utilized
  - Unused budget authority contributed to a funding reduction for 2026
  
5. January 1, 2026 New HCV program/budget year
  
6. 2/25/2026
  - HUD's Shortfall Team advised CHA to stop issuing HCV to prevent going into shortfall (not enough funding to support the number of Vouchers in CHA's HCV program).
  - CHA stopped issuing new Vouchers
  - CHA requested 2026 budget data for planning purposes; HUD advised that CHA would be informed of the 2026 Renewal Funding Inflation Factor by April 3<sup>rd</sup> (*month 4 of 2026 budget year*).
  
7. 2026 HUD Shift to Control HCV Reserves
  - HUD began pulling program reserves from housing authorities (HAs) so HUD could gain control of those reserves - accomplished by short-funding HAs, forcing HAs to spend HA-held reserve Admin and HAP (Housing Assistance Payment) funds to meet current HCV program operating costs
  - With HUD control of reserves, PHAs draw HUD-held HAP reserves from HUD - with HUD approval
  
8. 2026 HCV Renewal Funding Inflation Factor (RFIF) = HCV Program Budget Reduction
  - 5/7/2026 HUD finally informed CHA of the 2026 HCV RFIF (*month 5 of 2026 budget year*)
  - CHA's 2026 RFIF is .00121, far less than the actual inflation rate of approximately 8%
  
9. May & June 2026:
  - HUD did not disburse CHA's Admin Fees for April & May, and did not disburse all HAP funds, leaving CHA with insufficient funds to pay all HCV program expenses
  - After multiple CHA-initiated emails and conference calls, HUD's errors were identified. Requested \$443,293 and received \$405,000 from HUD Held Reserves helped reduce CHA's HCV funding shortfall.
  - Submitted a second \$54,168 request for Hud Held Reserves on 6/11, as of 6/16 those funds have not been received

Summary Observations:

- CHA's HCV funding shortfall is created through no fault of CHA. It is primarily created by HUD's failure to increase CHA's 2026 HCV program budget by a reasonable inflation factor, resulting in CHA having insufficient funds to support existing/already utilized vouchers.

- The funding shortfall is not unique to CHA. Through various sources we have learned that it is a nation-wide challenge.

Corrective Actions Under Consideration (not in priority order):

1. Apply for first-come-first-served HUD funds under two categories, "Unforeseen circumstances", and "VASH". Applications submitted on 6/16.
2. Apply for additional HCV HUD funds that may be available
3. Issue no new HCV until the number of active Vouchers drops through attrition to a level CHA funding will support (likely through the end of 2026)
4. Modify Occupancy Standards to require more persons per bedroom
5. Reduce CHA's Payment Standards to reduce the maximum payment to landlords
6. Ensure reasonable rent is paid per voucher, that the rent subsidized does not exceed current market rates
7. Restrict moves from lower cost to higher cost units
8. Terminate HAP contracts / terminate families from the HCV program

Action Requested:

Consideration of corrective actions, including those listed above.