

REPORT OF AUDIT

CALDWELL HOUSING AUTHORITY

J. W. Griffith,  
Public Accountant.

J. W. GRIFFITH, PUBLIC ACCOUNTANT  
ACCOUNTING      AUDITING      SYSTEMATIZING

Caldwell, Idaho,  
October 24, 1949.

Board of Directors,  
Caldwell Housing Authority,  
Caldwell, Idaho.

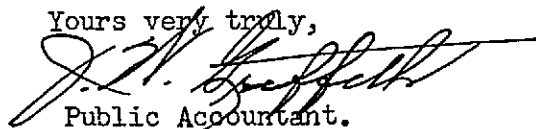
Gentlemen:

Pursuant to engagement, I am submitting to you Report of Audit of your books covering period ending June 30, 1949.

This audit is of balance sheet form with a complete varification of Cash Receipts and Disbursments.

It is my opinion that the following Exhibits and Statements present fairly the results of your operations for the period under review and your financial position as of June 30th, 1949.

Yours very truly,



J. W. Griffith

Public Accountant.

I N D E X.

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BALANCE SHEET-----	2.
OPERATIONS IN SURPLUS-----	3.
OPERATING STATEMENT-----	4.
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STATEMENT OF INSURANCE & BONDS-----	6.

COMMENTS:Cash:

Cash was counted on August 12, 1949 and reconciled back to closing date June 30th, and found in agreement with book balance of \$617.50.

Bank Balance:

Reconciliation was made as of June 30, 1949, and is in agreement with book balance of \$29,298.02.

Accruals:

All Accruals were examined and found regular, or adjusted to correct amounts. Exception, no attempt was made to verify the amount as set up on the books due Federal Housing Authority, this was accepted tentatively, as it is an estimate subject to the findings of the Auditor for the Federal Housing Authority.

Surplus:

Your surplus as shown on Balance Sheet consists of the following:

Uncollected Tenants Accounts Receivable	\$ 1,530.60
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Cash Surplus:

Cash on hand	917.50	
Cash in Bank	<u>29,228.02</u>	\$30,145.52

Due:

E. S. F.	\$ 133.46	
Withholding	297.70	
Pay'ts in Lieu Taxes	5,551.20	
Due F. H. A.	21,315.24	
Security Deposits	<u>2,065.00</u>	<u>29,362.60</u>

Cash Surplus	<u>782.92</u>
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Total Surplus	\$ 2,313.52
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BALANCE SHEET.

Caldwell Housing Authority.

June 30, 1949.

## ASSETS:

Cash	\$ 617.50	
Bank	29,228.02	
Petty Cash	100.00	
Change Fund	<u>200.00</u>	
Total Cash on hand		30,145.52
Tenants Account Receivable		<u>1,530.60</u>
Total Assets:		\$ <u>31,676.12</u>

## LIABILITIES:

## Accruals:

Employee's Security Fund	133.46	
Withholding Tax	297.70	
Payments in Lieu Taxes	5,551.20	
Due F. H. A.	<u>21,315.24</u>	
Total Accrued Payments Due		27,297.10
Security Deposits		2,065.00
SURPLUS:		<u>2,313.52</u>
		\$ <u>31,676.12</u>

OPERATING STATEMENT:

Covering Period: Canyon Hill Park, January 1st, 1948 to June 30, 1949, Inclusive.  
Covering Period: Farm Labor Camp, February 1st, 1948 to June 30, 1949, Inclusive.  
Covering Period: Cleveland Heights, July 1st, 1948 to June 30th, 1949, Inclusive.

W S N I 3077 M  
1401 MO 11/10/15

Total: Canyon Hill Park Project: \$ 105,133.15  
Other Income: 62.42  
Total Income \$ 105,195.57

Total: Cleveland Heights Project: \$ 34,544.78  
Other Income: 10.75  
Total Income \$ 34,585.53

Total: Farm Labor Camp Dormitory: \$ 42,435.69  
Other Income: .62  
Total Income \$ 42,435.68

DISBURSMENTS:

Salaries and Wages 25,995.96  
Heat, Light and Power 10,716.87  
Water 3,735.75  
Telephone and Telegraph 313.28  
Insurance and Surety Bonds 798.80  
Employee's Security 655.92  
Payments in Lieu of Taxes 5,224.13  
Automotive Expense 3,630.54  
Repairs and Maintenance 14,110.59  
Laundry 230.68  
Office Supplies and Postage 2,630.77  
Housekeeping Supplies 191.15  
Public Service-- Trash Hauling 2,645.00  
Rent 230.00  
Traveling Expenses 268.39  
Rent Loss 34.27  
Vacancy Loss 525.70  
Misc. General Expense 158.44  
Farm Labor Camp School Expense 3,965.21  
Legal and Accounting Fees 877.50

5,905.84  
85.72  
2,366.95  
47.73  
249.01  
163.55  
1,757.77  
840.87  
2,640.53  
730.75  
835.00  
225.00  
86.36  
19.34  
496.90  
36.23  
282.50

15,639.59  
7,750.45  
246.76  
300.78  
338.63  
1,500.00  
1,934.06  
4,189.84  
1,150.49  
62.71  
1,250.00  
5.00  
86.37  
12.23  
66.45  
3,965.21  
282.49

Income before F. H. A. Accrual 76,938.92  
Less F. H. A. Accrual 21,315.24  
Excess of Receipts over Expenditures \$ 6,941.41

16,770.05  
17,815.48  
14,233.91

38,781.06  
3,654.63  
30.00  
2,525.22  
332.66

Total: \$ 3,581.57  
Total: \$ 3,654.63  
Total: \$ 332.66

BANK RECONCILIATION:

Caldwell Housing Authority Account:

June 30, 1949.

Balance as per Bank 30,967.91

Less:

Outstanding Checks:

1089	.40
6124	.33
6132	.06
6134	.06
219E	5.17
6413	8.08
1361	1.90
1396	10.00
1432	112.00
1443	615.21
1444	42.70
1445	95.40
1446	102.50
1447	105.00
1448	104.00
1449	108.10
1450	117.00
1451	115.00
1452	17.80
1453	20.64
1454	30.00
1455	6.00
1456	7.50
1457	51.95
1458	53.09
1459	10.00
	<u>1,749.89</u>

Book Balance

\$ 29,218.02

STATEMENT OF INSURANCE AND BONDS:

Effective June 30, 1949.

Automobile Coverage:

\$50.00 Deductible—\$50,000.00 —100,000.00 Public Liability and  
Property Damage.  
Policy #547666, United Pacific Insurance Company, expires 4/16/50

Comprehensive Liability:

Policy G. P. L. United Pacific Insurance Company, expires 5/5/50

Robbery and Safe Burglary Policies:

Travler Policy #394798, (covers Farm Labor Camp)	\$ 500.00
" " " (covers Main Office )	3,000.00

Fire Insurance:

Springfield Insurance Company, policy #273944, expires 11/13/51	125,820.00
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Workman's Compensation:

United Pacific Insurance Company, policy #26563, continous  
Audit Form

Bonds:

## U. S. &amp; F. D. Schedule Position Bond:

Executive Director	\$ 5,000.00
Accountant	5,000.00
Check Counter-Signor	5,000.00
Accounts Clerk	2,500.00
Manager, Farm Labor Camp	5,000.00
Maintenance Mechanic	1,000.00



REPORT OF AUDIT

CALDWELL HOUSING AUTHORITY

J. W. Griffith  
Public Accountant.

J. W. GRIFFITH, PUBLIC ACCOUNTANT

ACCOUNTING      AUDITING      SYSTEMATIZING

Caldwell, Idaho,  
October 24, 1949.

Board of Directors,  
Caldwell Housing Authority,  
Caldwell, Idaho.

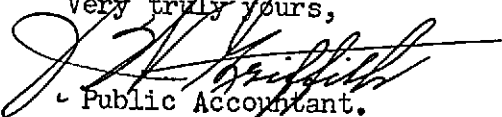
Gentlemen :

Pursuant to engagement, I am submitting to you Report of Audit of your books covering a period ending June 30, 1949.

This audit is of balance sheet form with a complete verification of Cash Receipts and Disbursements.

It is my opinion that the following Exhibits and Statements present fairly the results of your operations for the period under review and your financial position as of June 30, 1949.

Very truly yours,

  
Public Accountant.

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COMMENTS:Cash:

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Bank Balance:

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Accruals:

All Accruals were examined and found regular, or adjusted to correct amounts. Exception, no attempt was made to verify the amount as set up on the books due Federal Housing Authority, this was accepted tentatively, as it is an estimate subject to the findings of the Auditor for the Federal Housing Authority.

Surplus:

Your surplus as shown on Balance Sheet consists of the following:

Uncollected Tenants Accounts Receivable		\$ 1,530.60
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Cash Surplus:

Cash on hand	917.50	
Cash in Bank	<u>29,228.02</u>	\$30,145.52

Due:

E. S. F.	\$ 133.46	
Withholding	297.70	
Pay'ts in Lieu Taxes	5,551.20	
Due F. H. A.	21,315.24	
Security Deposits	<u>2,065.00</u>	<u>29,362.60</u>

Cash Surplus		<u>782.92</u>
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Total Surplus		\$ 2,313.52
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BALANCE SHEET.

Caldwell Housing Authority.

June 30, 1949.

## ASSETS:

Cash	\$ 617.50
Bank	29,228.02
Petty Cash	100.00
Change Fund	<u>200.00</u>

Total Cash on hand	30,145.52
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Tenants Account Receivable	<u>1,530.60</u>
----------------------------	-----------------

Total Assets:	\$ <u>31,676.12</u>
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## LIABILITIES:

## Accruals:

Employee's Security Fund	133.46
Withholding Tax	297.70
Payments in Lieu Taxes	5,551.20
Due F. H. A.	<u>21,315.24</u>

Total Accrued Payments Due	27,297.60
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Security Deposits	2,065.00
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## SURPLUS:

	<u>2,313.52</u>
--	-----------------

	\$ <u>31,676.12</u>
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OPERATING STATEMENT:

Covering Period: Canyon Hill Park, January 1st, 1948 to June 30, 1949, Inclusive.  
Covering Period: Farm Labor Camp, February 1st, 1948 to June 30, 1949, Inclusive.  
Covering Period: Cleveland Heights, July 1st, 1948 to June 30th, 1949, Inclusive.

*AS N W 30th*  
*20000 4110013*

Canyon Hill Park Project: \$ 25,295.42  
Cleveland Heights Project: \$ 34,514.78  
Farm Labor Camp: \$ 42,435.69  
Dormitory: \$ 2,857.26  
Total: \$ 105,133.15  
Other Income: 62.42  
Total Income: \$ 105,195.57

Canyon Hill Park Project: \$ 25,316.47  
Cleveland Heights Project: \$ 34,514.78  
Farm Labor Camp: \$ 42,435.69  
Dormitory: \$ 2,857.26  
Total: \$ 105,195.57

DISBURSMENTS:

Salaries and Wages 25,995.96  
Heat, Light and Power 10,716.87  
Water 3,735.75  
Telephone and Telegraph 313.28  
Insurance and Surety Bonds 798.80  
Employee's Security 655.92  
Payments in Lieu of Taxes 5,224.13  
Automotive Expense 3,630.54  
Repairs and Maintenance 14,110.59  
Laundry 230.68  
Office Supplies and Postage 2,630.77  
Housekeeping Supplies 191.15  
Public Service-- Trash Hauling 2,645.00  
Rent 230.00  
Traveling Expenses 268.39  
Rent Loss 34.27  
Vacancy Loss 525.70  
Misc. General Expense 158.41  
Farm Labor Camp School Expense 3,965.21  
Legal and Accounting Fees 877.50

5,905.84  
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2,366.95  
47.73  
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1,757.77  
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2,640.53  
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835.00  
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496.90  
36.23  
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16,770.05  
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14,233.91  
\$ 3,581.57

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7,750.45  
246.76  
300.78  
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1,934.06  
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86.37  
12.23  
66.45  
3,965.21  
282.49  
38,781.06  
3,654.63  
2,525.22  
332.66  
\$ 3,654.63

76,938.92  
28,256.65  
21,315.24  
Less F. H. A. Accrual  
Excess of Receipts over Expenditures \$ 6,941.41

18,862.59  
6,453.88  
7,081.33  
\$(627.45)

BANK RECONCILIATION:

Caldwell Housing Authority Account:

June 30, 1949.

Balance as per Bank		30,967.91
Less:		
Outstanding Checks:		
1089	.40	
6124	.33	
6132	.06	
6134	.06	
2197	5.17	
6413	8.08	
1361	1.90	
1396	10.00	
1432	112.00	
1443	615.21	
1444	42.79	
1445	95.40	
1446	102.50	
1447	105.00	
1448	104.00	
1449	108.10	
1450	117.00	
1451	115.00	
1452	17.80	
1453	20.64	
1454	30.00	
1455	6.00	
1456	7.50	
1457	51.95	
1458	53.09	
1459	10.00	
		<u>1,749.89</u>
Book Balance		\$ 29,218.02

STATEMENT OF INSURANCE AND BONDS:

Effective June 30, 1949.

Automobile Coverage:

\$50.00 Deductible—\$50,000.00 —100,000.00 Public Liability and  
Property Damage.  
Policy #547666; United Pacific Insurance Company, expires 4/16/50.

Comprehensive Liability:

Policy C. P. L. United Pacific Insurance Company, expires 5/5/50

Robbery and Safe Burglary Policies:

Travler Policy #394798, (covers Farm Labor Camp)	\$ 500.00
" " " (covers Main Office)	3,000.00

Fire Insurance:

Springfield Insurance Company, policy #273944, expires 11/13/51	125,820.00
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Workmen's Compensation:

United Pacific Insurance Company, policy #26563, continuous  
Audit Form

Bonds:

## U. S. &amp; F. D. Schedule Position Bonds:

Executive Director	\$ 5,000.00
Accountant I	5,000.00
Check Counter-Signor	5,000.00
Accounts Clerk	2,500.00
Manager, Farm Labor Camp	5,000.00
Maintenance Mechanic	1,000.00



Caldwell, Idaho  
February 7, 1952

Board of Commissioners  
Housing Authority of the  
City of Caldwell, Idaho  
Box 772  
Caldwell, Idaho

Gentlemen:

Submitted herewith is a report of audit of the Caldwell Housing Authority books of account (excluding the Farm Labor Housing Project LC-36) for the period ended December 31, 1951.

This review is of Balance Sheet form with a complete verification of Receipts and Disbursements.

It is the opinion of the undersigned that the following statements and exhibits reflect the results of the operations for the period under review and the financial condition as of December 31, 1951.

Sincerely yours,

  
RAY T. OTT  
Accountant

I N D E X

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Analysis of Cash Receipts. . . . .	.3
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Statement of Insurance Coverage and Bonds. . . . .	.6

HOUSING AUTHORITY OF THE  
CITY OF CALDWELL, IDAHO

BALANCE SHEET

ASSETS

Current Assets:

Cash Funds	\$	300.00	
Idaho First National Bank		<u>12,104.09</u>	
Total Cash			\$12,404.09

Receivables:

Tenants Accounts Receivable	4,446.57	
PHA Accounts Receivable	6,153.84	
Advances to LC-36	<u>5,000.00</u>	
Total Receivables		\$15,600.41

Total Assets		<u>\$28,004.50</u>
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LIABILITIES

Current Liabilities:

Accrued PILOT	\$10,627.28	
Accrued School Payments	<u>8,176.00</u>	
Total Accruals		\$18,803.28

Tenants Security Deposits	<u>1,383.73</u>	
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Total Current Liabilities		\$20,187.01
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CAPITAL

Capital January 1, 1951	\$	3,900.22	
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Net Operating Profit (1951)		<u>3,917.27</u>	
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Present Capital			<u>7,817.49</u>
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Total Liabilities and Capital			<u>\$28,004.50</u>
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HOUSING AUTHORITY OF THE  
CITY OF CALDWELL, IDAHO

PROFIT AND LOSS STATEMENT

Operating Income Control	\$33,798.76	
Other Operating Receipts	<u>1,246.46</u>	
Total Operating Income		\$35,045.22
Operating Expense Control	\$22,158.60	
Income Distribution	<u>8,969.35</u>	
Total Operating Expense		<u>31,127.95</u>
Net Operating Profit		<u>\$ 3,917.27</u>

ANALYSIS OF CASH RECEIPTS BY SOURCE

	Canyon Hill Pa rk VN-10161	Cleveland Heights Homes V-10132	Farm Labor Housing Project LC*36	Dormitory	Total
Rent Receipts	\$19,110.57	\$12,766.36	\$ 587.00	\$ 1,425.34	\$33,889.77
Tenants Security Deposits	560.00	180.00		70.00	810.00
Moving Charges to tenants	15.00	15.00			30.00
Pay Phone at Dormitory				20.46	20.46
Refund from Census Bureau for Housing Survey	592.50	592.50			1,185.00
Cash Collections from Credit Bureau on Inactive Accounts	41.70	123.22		7.74	172.66
Payments from LC-36 for expenses Paid by LHA	1,620.65	356.00			1,976.65
Payments on Advances to LC-36	3,000.00	3,000.00			6,000.00
Payments for Prepaid Insurance Paid by LHA	249.89	249.88			499.77
Loan to Rodeo Paid	1,250.00	1,250.00			2,500.00
Total Cash Receipts	<u>\$26,441.31</u>	<u>\$18,532.96</u>	<u>\$ 587.00</u>	<u>\$ 1,523.54</u>	<u>\$47,085.31</u>

ANALYSIS OF CASH DISBURSEMENTS

	Canyon Hill Park MN-19161	Cleveland Heights Homes V-10132	Farm Labor Housing Project LC-36	Dormitory	Total
Project Salaries	\$ 3,144.66	\$ 5,270.13	693.67	\$ 411.83	\$ 9,520.29
Legal Fiscal and Other Fees	25.00	25.00			50.00
Other Office Expense	616.76	540.34	60.50		1,217.60
Garbage Disposal	600.00	666.00	125.00		1,391.00
City Water	1,558.55	1,360.00			2,918.55
Electricity and Heating Fuel	106.55		365.35	1,134.67	1,606.57
Repairs, Maintenance, Replacement	2,599.50	1,021.38	46.22	364.76	4,022.86
Automotive Expense	740.86	560.71	42.04		1,343.61
Laundry				132.20	132.20
Insurance	72.50	22.50	26.25		121.25
Rent to C of I		1,125.00			1,125.00
State Employment Security	67.22	83.35	85.66	7.85	244.08
Tenants Security Deposits	457.43	246.34	325.00	27.50	1,056.27
Income Distribution:					
Chamber of Commerce	4,003.85	4,000.00			8,003.85
College of Idaho		556.50			556.50
Loan to Rodeo	1,250.00	1,250.00			2,500.00
Advances to LC-36	5,040.40	5,959.60			11,000.00
Expenses Paid for LC-36	749.17				749.17
Rent Refunds	41.50	49.51			91.01
Total Cash Outlay	<u>\$21,070.10</u>	<u>\$22,731.21</u>	<u>\$ 1,769.69</u>	<u>\$ 2,078.81</u>	<u>\$47,649.81</u>

BANK ACCOUNT

Bank Balance January 1, 1951	\$12,668.50	
Cash Receipts Deposited	<u>47,085.31</u>	\$59,753.90
Less Withdrawals		<u>47,649.81</u>
Bank Balance December 31, 1951		<u>\$12,104.09</u>

ANALYSIS OF CAPITAL

The capital Account consists of the following:

Tenants Accounts Receivable	\$ 4,446.57	
PHA Accounts Receivable	6,153.84	
Advances to LC-36	<u>5,000.00</u>	
Total Receivables		\$15,600.41
Cash		<u>12,404.09</u> \$28,004.50
<u>Less:</u>		
Accrued PILOT Payable	\$10,627.28	
Accrued School Payments	8,176.00	
Tenants Security Deposits	<u>1,383.73</u>	<u>20,187.01</u>
Present Capital		<u>\$7,817.49</u>

Statement of Insurance and bonds

Automobile Coverage:

United Pacific Insurance Co., Comprehensive Bodily Injury and Property Damage Public Liability Policy No. CLP 34516, William L. Glaisyer, Agent, Expires August 5, 1952.

Bodily Injuries Coverage: Automobiles - Each person \$50,000.00. Each Occurance \$100,000.00. All other Exposures - Each Person \$50,000.00 and Each Occurance \$100,000.00.

Property Damage Coverage: \$5,000.00 to Automobiles each occurrence. The above policy covers all Housing Authority vehicles and Personnel.

United Pacific Insurance Co., Automobile Policy No. A 5882.86., William L. Glaisyer, Agent, Expires April 16, 1952.

Covers 1942, 5 passenger, 4 door Plymouth Sedan.

Coverage: A. Fire, Transportation & Theft - Actual Cash Value.  
B. Comprehensive - Actual Cash Value.  
C. Collision - \$50.00 Deductible.

Burglary:

The Travelers Indemnity Co., Mercantile Open Stock Burglary Policy No. OS 840694, Max Lewellen Agent, expires March 3, 1952. Covers Burglary of property and damage to premises due to the burglary to \$4,000.00.

The Travelers Indemnity Co., Mercantile Robbery and Safe Burglary Policy RS 823550, Max Lewellen agent, expires July 1, 1954. Covers Loss by Robbery or Burglary to \$3,000.00

WORKMEN'S COMPENSATION:

United Pacific Insurance Co., Standard Workman's Compensation and Employers' Liability Policy No WC 26563, William L. Glaisyer agent, expires when cancelled. Continuous Audit Form.



Statement of Insurance and Bonds (Cont.)

Bonds:

Fidelity and Deposit Company, Blanket Position Employees Bond,  
No 5057874, Max Lewellen Agent, expires when cancelled.

Coverage at \$5,000.00 each for the following:

- 2 Accounts Clerks
- 3 Maintenance Mechanics
- 1 Maintenance Supt.
- 1 Executive Director (Check Signer)
- 2 Check Countersigners.
- 1 Farm Labor Housing Manager
- 1 Accountant
- 1 Auditor

*File*

HOUSING AUTHORITY OF THE CITY OF CALDWELL  
CALDWELL, IDAHO

REPORT ON AUDIT

FOR THE FISCAL YEARS  
DECEMBER 31, 1953 AND DECEMBER 31, 1954

HOUSING AND HOME FINANCE AGENCY  
PUBLIC HOUSING ADMINISTRATION

# PUBLIC HOUSING ADMINISTRATION

HOUSING AND HOME FINANCE AGENCY

WASHINGTON 25, D. C.

MAR 18 1955

Housing Authority of the City of Caldwell  
811 Main Street  
Caldwell, Idaho

Attention Mr. R. E. Pasley, Chairman

Gentlemen:


We have audited the books of account and related records of the Housing Authority of the City of Caldwell for the period July 1, 1953, through December 31, 1954, and have reviewed the fiscal operations for compliance with Public Housing Administration policies, standards, and contractual provisions, and to determine whether such operations complied with your recorded local policies. We examined or tested the accounting records and supporting documents by methods and to the extent we deemed necessary, in accordance with generally accepted auditing standards, and present our report on the following:

Contract for Purchase and Sale (IDA-LC-36-S)-2;  
Project LC-36 (Public Law 475)

The accompanying balance sheet, operating statement and supporting schedule, with due consideration to the comments affecting operations contained herein, in our opinion, present fairly the financial position of the Housing Authority of the City of Caldwell with respect to the aforementioned contract as at the close of the fiscal years, December 31, 1953 and December 31, 1954.

A copy of this report is being forwarded to the Camp Manager.

Sincerely yours,

  
Acting Director  
Audit Branch

HOUSING AUTHORITY OF THE CITY OF CALDWELL  
CALDWELL, IDAHO

REPORT ON AUDIT

FOR THE FISCAL YEARS  
DECEMBER 31, 1953 AND DECEMBER 31, 1954

General Comments

A. Project LC-36

Exhibit A : Balance Sheet  
Schedule A-1 : Analysis of Surplus  
Schedule A-2 : Statement of Income and Expenses and  
Residual Receipts

### General Comments

1. The Local Authority executed Contract for Purchase and Sale (IDA-36-S)-2, effective January 1, 1951, for the purchase of Farm Labor Camp, Project LC-36, from the PHA. The contract provided for the rehabilitation period to extend to June 30, 1952.

2. There were no items developed during the course of the audit that were considered of sufficient importance to warrant a formal discussion of audit findings.

3. This report gives effect to the audit adjustments, schedules of which were furnished the Local Authority by the field auditor at the conclusion of the examination.

HOUSING AUTHORITY OF THE CITY OF CALDWELL  
CALDWELL, IDAHO

BALANCE SHEET AS AT DECEMBER 31, 1953 AND DECEMBER 31, 1954  
CONTRACT FOR PURCHASE AND SALE (IDA-IC-36-S)-2; PROJECT IC-36

	<u>December 31, 1953</u>	<u>December 31, 1954</u>
<u>A S S E T S</u>		
Cash		
General Fund	\$2,641.51	\$2,456.26
Petty Cash Fund	100.00	100.00
Change Fund	150.00	150.00
Total Cash	<u>2,891.51</u>	<u>2,706.26</u>
<u>Accounts Receivable</u>		
Tenants'	2,369.25	- 0 -
PHA	1.27	1,032.00
Total Accounts Receivable	<u>2,370.52</u>	<u>1,032.00</u>
<u>Deferred Charges</u>		
Insurance	244.07	192.58
Total Assets	<u>\$5,506.10</u>	<u>\$3,930.84</u>
<u>L I A B I L I T I E S</u>		
<u>Accounts Payable</u>		
Tenants' Security Deposits	\$ 265.00	\$ 267.17
Employees' Deductions and Benefits	316.69	299.14
Sundry	- 0 -	56.04
Total Accounts Payable	<u>581.69</u>	<u>622.35</u>
<u>Notes Payable</u>		
Temporary Loan - Non-PHA	6,245.35	3,425.35
<u>Accrued Liabilities</u>		
Payments in Lieu of Taxes	2,386.58	2,451.76
<u>Deferred Credits</u>		
Tenants' Prepaid Rents	159.42	82.17
Total Liabilities	9,373.04	6,581.63
<u>S U R P L U S</u>		
Unreserved Surplus	(3,866.94)	(2,650.79)
Total Liabilities and Surplus	<u>\$5,506.10</u>	<u>\$3,930.84</u>

HOUSING AUTHORITY OF THE CITY OF CALDWELL  
CALDWELL, IDAHO

ANALYSIS OF SURPLUS FOR THE FISCAL YEARS  
ENDING DECEMBER 31, 1953 AND DECEMBER 31, 1954

CONTRACT FOR PURCHASE AND SALE (IDA-LG-36-S)-2; Project IG-36

Deficit at December 31, 1953	\$(3,866.94)
Add: Prior Year Adjustments	( 274.19)
Sub-total	<u>(4,141.13)</u>
Residual Receipts for Fiscal Year ended December 31, 1954	<u>1,490.34</u>
Unreserved Surplus at December 31, 1954	<u><u>\$(2,650.79)</u></u>

HOUSING AUTHORITY OF THE CITY OF CALDWELL  
CALDWELL, IDAHO

STATEMENT OF INCOME AND EXPENSES AND RESIDUAL RECEIPTS  
FOR FISCAL YEARS ENDED DECEMBER 31, 1953 AND DECEMBER 31, 1954

CONTRACT FOR PURCHASE AND SALE (IDA-IC-36-S)-2; PROJECT IC-36

	Fiscal Year Ended <u>December 31, 1953</u>	Fiscal Year Ended <u>December 31, 1954</u>
<u>Operating Income</u>		
<u>Rental Income:</u>		
Dwelling Rental	\$42,191.76	\$29,489.43
Non-Dwelling Rental	1,610.00	1,285.00
Total Rental Income	<u>43,801.76</u>	<u>30,774.43</u>
Miscellaneous Project Income	423.76	826.64
Total Operating Income	<u>44,225.52</u>	<u>31,601.07</u>
 <u>Operating Expense</u>		
Management Expense	13,663.48	6,849.62
Operating Services	5,773.05	- 0 -
Utilities	8,076.21	7,102.82
Repairs, Maintenance and Replacements	11,704.32	12,246.24
Insurance	604.68	308.64
Payments in Lieu of Taxes	3,572.56	2,367.16
Taxes	265.41	- 0 -
Collection Losses	3,805.30	881.19
Other Expense	5.32	29.25
Total Operating Expense	<u>47,470.33</u>	<u>29,784.92</u>
Net Operating Income	<u>(3,244.81)</u>	<u>1,816.15</u>
 Prior Year Adjustments	 - 0 -	 274.19
Surplus (Deficit)	<u>(3,244.81)</u>	<u>2,090.34</u>
 <u>Property Charges</u>		
Replacement of Equipment	- 0 -	600.00
Reconstruction and Restoration of Damaged Property	622.13	- 0 -
Net Property Charges	<u>622.13</u>	<u>600.00</u>
 Net Residual Receipts	 <u>\$ (3,866.94)</u>	 <u>\$ 1,490.34</u>