

H O U S I N G   A U T H O R I T Y  
o f   t h e  
C I T Y   o f   C A L D W E L L

April 20, 1993

A G E N D A

1. Security - Comments      George Nourse  
   *Michelle King*      *now till Oct.*
2. Audit Consideration      -      Mike Groff
3. Ratify Change Order #16      \$ 90,856 Additional Parking  
        1,856 More than approved
4. Partial payment      #10      Russell Corp  
   #12      Crowder Assoc
5. Occupancy
6. December Financial Statement & 1993 Budget Consideration
7. Architects last construction report      — *screen door*

8. *Also present: Ray Crowder*

9. *Oil: comments -*

*Sun West - 55 gal Banell  
\$ 45 charge - if clean*

*Return: free rent  
+ specific monetary gift.  
eg: uniforms.*

Cont.

Change Order: Motion #16 to approve monies of \$90,850 to Russell for additional parking.  
① Condo Lying ② Lew Keefort. Motion carried.

Partial payment: #12, - \$317,046 to Russell and #10, \$5,980 to Crowder for services.  
Motion ① Dave Cornwell ② Lew Keefort motion carried.

Screen door: check out aluminum, half screen, no glass doors for 92 units.

Oil change: Due to low change, oil poured on ground is environmentally unsafe. Subsequently no oil change is permitted and should be strictly enforced.

Motion to approve Audit as presented for 1992. Motion made by Lew Keefort by Dave. Carried.

Motion to approve 1993 Budget. made by Dave recorded by Condo. Motion carried.

4-20-73

all Com.

additional: George Nourse  
Mike King  
Mike Goff  
Ray Crowder  
Hank Ortiz

Security: The principal remedy for our problem was a deputy to live on premises. George Nourse added that Ordinance were needed and the enforcement. ~~Hank Ortiz was introduced as a possible deputy, to live on premises. Funds are needed; and the Sheriff explained the different ways he is trying to generate funds, including accepting funds from the Housing Authority, perhaps \$500 <sup>per</sup> month?~~

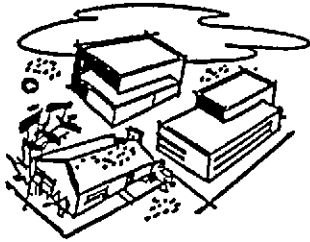
Audit Consideration: Recommended that we check on our CD's and collateralize them and maintain \$100,000<sup>±</sup> or less in each bank. Office function was to be segregated, e.g. Deposits, person A, then B, then C, to check each; also outgoing and incoming funds the same. We should limit cash kept in the office to \$3000<sup>±</sup>, especially on the weekend.

**HOUSING AUTHORITY OF THE CITY OF CALDWELL**  
*Established in 1946*

P. O. Box 70

**CALDWELL, IDAHO 83605**

TELEPHONE  
459-2289



CALDWELL FARMWAY VILLAGE HOUSING

BUDGET JAN. 1, 1993 through DEC. 31, 1993

| <u>ACCOUNTS</u>                   | <u>INCOME 1992</u>   | <u>BUDGET 1992</u>   | <u>BUDGET 1993</u>   |
|-----------------------------------|----------------------|----------------------|----------------------|
| (501) Dwelling Rent               | \$ 294,902.00        | \$ 265,000.00        | \$ 312,640.00        |
| (502) Non-Dwelling Rent           | 6,543.00             | 6,480.00             | 8,100.00             |
| (503) Other Project Income        | 771.00               | 1,200.00             | 2,000.00             |
| (504) Interest Income             | <u>5,813.00</u>      | <u>4,500.00</u>      | <u>7,500.00</u>      |
|                                   | <u>\$ 308,029.00</u> | <u>\$ 277,180.00</u> | <u>\$ 330,240.00</u> |
| <br><u>EXPENSES (PROJECTED)</u>   |                      |                      |                      |
| (731) Management Salaries         | \$ 43,796.00         | \$ 35,200.00         | \$ 50,520.00         |
| (732) RM & R Salaries             | 38,943.00            | 36,740.00            | 46,000.00            |
| (737) Electricity                 | 7,472.00             | 8,500.00             | 11,500.00            |
| (747) State Retirement & FICA     | 13,645.00            | 11,899.00            | 15,100.00            |
| Soc. Sec. - 6,604.00              |                      |                      |                      |
| State Ret.- 8,417.00              |                      |                      |                      |
| (748) Other Management Expense    | 11,382.00            | 8,000.00             | 9,500.00             |
| (750) Water Irrigation            | 1,815.00             | 1,850.00             | 1,850.00             |
| (745) Insurance Blue Cross        | 18,246.00            | 14,236.00            | 21,000.00            |
| (753) Insurances                  | 18,895.00            | 18,200.00            | 20,650.00            |
| (753) Workers Compensation Insur. |                      |                      | 3,350.00             |
| (754) Legal and Accounting        | 10,193.00            | 8,750.00             | 10,990.00            |
| (758) Repairs and Maintenance     | 45,665.00            | 42,926.00            | 49,165.00            |
| (763) RM & R Contract Labor       | 8,584.00             | 13,720.00            | 16,500.00            |
| (316) Unemployment Tax            | 2,836.00             | 2,250.00             | 3,000.00             |
| (452) Debt Retirement             | 18,517.00            | 30,753.00            | 26,355.00            |
| (453) Debt Reserve                | <u>23,496.00</u>     | <u>44,156.00</u>     | <u>44,760.00</u>     |
|                                   | <u>\$ 263,485.00</u> | <u>\$ 277,180.00</u> | <u>\$ 330,240.00</u> |

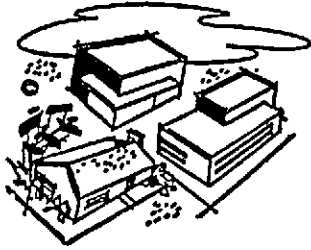
# HOUSING AUTHORITY OF THE CITY OF CALDWELL

Established in 1946

P. O. Box 70

**CALDWELL, IDAHO 83605**

TELEPHONE  
459-2232



## CALDWELL FARMWAY VILLAGE HOUSING

BUDGET JAN. 1, 1993 through DEC. 31, 1993

| <u>ACCOUNTS</u>   | <u>INCOME 1992</u>   | <u>BUDGET 1992</u>   | <u>BUDGET 1993</u>   |
|---|----------------------|----------------------|----------------------|
| (501) Dwelling Rent   | \$ 294,902.00        | \$ 265,000.00        | \$ 312,640.00        |
| (502) Non-Dwelling Rent   | 6,543.00             | 6,480.00             | 8,100.00             |
| (503) Other Project Income  | 771.00               | 1,200.00             | 2,000.00             |
| (504) Interest Income   | <u>5,813.00</u>      | <u>4,500.00</u>      | <u>7,500.00</u>      |
|   | <u>\$ 308,029.00</u> | <u>\$ 277,180.00</u> | <u>\$ 330,240.00</u> |
| <br><u>EXPENSES (PROJECTED)</u>   |                      |                      |                      |
| (731) Management Salaries   | \$ 43,796.00         | \$ 35,200.00         | \$ 50,520.00         |
| (732) RM & R Salaries   | 38,943.00            | 36,740.00            | 46,000.00            |
| (737) Electricity   | 7,472.00             | 8,500.00             | 11,500.00            |
| (747) State Retirement & FICA<br>Soc. Sec. - 6,604.00<br>State Ret.- 8,417.00 | 13,645.00            | 11,899.00            | 15,100.00            |
| (748) Other Management Expense  | 11,382.00            | 8,000.00             | 9,500.00             |
| (750) Water Irrigation  | 1,815.00             | 1,850.00             | 1,850.00             |
| (745) Insurance Blue Cross  | 18,246.00            | 14,236.00            | 21,000.00            |
| (753) Insurances  | 18,895.00            | 18,200.00            | 20,650.00            |
| (753) Workers Compensation Insur.   |                      |                      | 3,350.00             |
| (754) Legal and Accounting  | 10,193.00            | 8,750.00             | 10,990.00            |
| (758) Repairs and Maintenance   | 45,665.00            | 42,926.00            | 49,165.00            |
| (763) RM & R Contract Labor   | 8,584.00             | 13,720.00            | 16,500.00            |
| (316) Unemployment Tax  | 2,836.00             | 2,250.00             | 3,000.00             |
| (452) Debt Retirement   | 18,517.00            | 30,753.00            | 26,355.00            |
| (453) Debt Reserve  | <u>23,496.00</u>     | <u>44,156.00</u>     | <u>44,760.00</u>     |
|   | <u>\$ 263,485.00</u> | <u>\$ 277,180.00</u> | <u>\$ 330,240.00</u> |

STATEMENT OF BUDGET AND CASH FLOW  
(Excluding Depreciation)

|   |              |
|---|--------------|
| Date Project Operational  |              |
| FmHA Case No.<br>12-014-826001076   |              |
| Type of Loan<br>Labor Housing   | Amount<br>\$ |
| Project Name & Address<br>Farmway Village - Caldwell<br>22730 Farmway Road<br>Caldwell, Idaho 83605 |              |

Name & Address of Borrower (Include ZIP Code)  
Housing Authority of the City of Caldwell  
P.O. Box 70  
Caldwell, Idaho 83606

| Fiscal Year: Jan. 1, 1993 to Dec. 31, 1993  | Column (1)                 | Column (2)                      | Column (3)           | Column (4)            |
|---|----------------------------|---------------------------------|----------------------|-----------------------|
|   | Budget Basic<br>(Prior Yr) | Actual or Mkt.<br>(Interim Yr.) | Basic Rent<br>Budget | Market Rent<br>Budget |
| 1. Unrestricted Cash (Beginning)..... 1/1/93  | \$ 62,207                  | \$ 38,585                       | \$ 83,129            | \$                    |
| 2. Total Operation & Maintenance Expense (From Reverse)                             | 189,940                    | 221,272                         | 259,125              |                       |
| Other Deductions  | Beg. 1/1/92                | Beg. 1/1/92                     | Beg. 1/1/93          | Beg. _____            |
| 3. FinHA Payment (Principal and Interest) including overage                         | 30,753                     | 18,517                          | 26,355               |                       |
| 4. Transfer to Reserve  | 10,000                     | 23,496                          | 44,760               |                       |
| 5. Authorized Capital Improvement Purchase 100 Appl's                               |                            |                                 | 25,000               |                       |
| 6. Other Authorized Debt Payments   |                            |                                 |                      |                       |
| 7. Other (Specify) ..... Energy Program Rebate                                      |                            |                                 | 20,000               |                       |
| 8. Return to Owner<br>\$ _____ @ _____ %  |                            |                                 |                      |                       |
| 9. Total Cash Needed (Add lines 2 thru 8)   | \$ 230,693                 | \$ 263,485                      | \$ 375,240           | \$                    |
| Other Receipts  |                            |                                 |                      |                       |
| 10. Laundry, Storage, Damage & Cing Recovery  | 1,200                      | 771                             | 2,000                |                       |
| 11. Interest Income   | 1,900                      | 5,813                           | 7,500                |                       |
| 12. Other (Specify) ..... Non-Dwelling Rent   | 6,732                      | 6,543                           | 8,100                |                       |
| Receipts from Rent Energy Program Rebate  |                            |                                 | 20,000               |                       |
| No. & Kind  | Basic                      | Market                          |                      |                       |
|   | Per Month                  | @                               |                      |                       |
| 13. (Old) 112 2 BR units @ 185  | 250,432                    | 203,612                         | 145,040              |                       |
| 14. (New) 9 2 " units @ 260   | Hs 93,840                  | Hs 91,290                       | 28,080               |                       |
| 15. 42 3 " units @ 280  |                            |                                 | 141,120              |                       |
| 16. 17 4 " units @ 300  |                            |                                 | 61,200               |                       |
| 17. Less Allowance for Vacancy and Contingencies<br>as authorized by FmHA ..... 20% | (136,576)                  |                                 | 15,360               | (78,160)              |
| 18. Total Receipts from Rent<br>(Add lines 13 thru 16 and subtract line 17)         | \$ 214,628                 | \$ 294,902                      | \$ 312,640           | \$                    |
| 19. Total Receipts (Add lines 10 thru 12 & 18)                                      | \$ 217,728                 | \$ 308,029                      | \$ 350,240           | \$                    |
| 20. Unrestricted Cash (Ending) (Lines 1 plus line 19 minus line 9)                  | \$ 49,242                  | \$ 83,129                       | \$ 58,129            | \$                    |
| Replacement Reserve   | Budget<br>Prior Year       | Actual                          | Budget<br>Planned    |                       |
| Reserve Balance   | 37,691                     | 37,448                          | 64,860               |                       |
| Deposits to Reserve (Includes Energy Rebate)  | 10,000                     | 23,496                          | 64,760               |                       |
| Interest on Reserve   | 2,000                      | 3,916                           | 7,500                |                       |
| Total   | \$ 49,691                  | \$ 64,860                       | \$ 137,120           | \$                    |
| Withdrawals from Reserve  |                            |                                 |                      |                       |
| Equipment Replacement   |                            |                                 |                      |                       |
| Major Building Repairs  |                            |                                 |                      |                       |
| Miscellaneous   |                            |                                 |                      |                       |
| Total   | \$                         | \$                              | \$                   | \$                    |
| Reserve Balance   | 49,300                     | 64,860                          | 137,120              |                       |
| Net Increase (Decrease)   | 11,500                     | 27,412                          | 72,260               |                       |

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|  | Column (1)                 | Column (2)                      | Column (3)           | Column (4)            |
|--|----------------------------|---------------------------------|----------------------|-----------------------|
|  | Budget Basic<br>(Prior Yr) | Actual or Mkt.<br>(Interim Yr.) | Basic Rent<br>Budget | Market Rent<br>Budget |
| <b>Annual Operational &amp; Maintenance Expenses:</b>                    |                            |                                 |                      |                       |
| 1. Caretaker .....   | 39,952                     | 38,943                          | 46,000               |                       |
| 2. Supplies .....  | 2,500                      | 1,450                           | 1,500                |                       |
| 3. Painting and Decorating (Interior only) .....                         | 6,500                      | 1,215                           | 2,000                |                       |
| 4. General Maintenance and Repairs .....                                 | 24,000                     | 37,898                          | 37,645               |                       |
| 5. Grounds Maintenance .....   | 3,200                      | 2,111                           | 8,000                |                       |
| 6. Services .. <u>Pavement Repair</u> .....                              | 600                        |                                 | 3,000                |                       |
| 7. Furniture and Furnishings Replacement .....                           | 4,200                      |                                 |                      |                       |
| 8. Miscellaneous Operating Expenses .....                                | 1,200                      | 1,320                           | 1,700                |                       |
| 9. Sub-total Maintenance & Operating .....                               | \$ 82,152                  | \$ 82,937                       | \$ 99,045            | \$                    |
| (Total lines 1 thru 8)   |                            |                                 |                      |                       |
| 10. Electricity .....  | 7,000                      | 7,472                           | 11,500               |                       |
| 11. Water .....  | 1,900                      | 1,815                           | 1,850                |                       |
| 12. Sewer .....  |                            |                                 | 4,196                |                       |
| ( \$3,000 of water tests ) .....   |                            |                                 |                      |                       |
| 13. Heating fuel/other .....   | 1,350                      | 1,410                           | 1,500                |                       |
| 14. Garbage and Trash Removal .....                                      | 8,900                      | 8,584                           | 9,000                |                       |
| 15. Sub-total Utilities (Total lines 10 thru 14) .....                   | \$ 19,150                  | \$ 19,281                       | \$ 28,046            | \$                    |
| 16. Manager (Salary & Staff Apt. Allowance .....                         | 31,360                     | 43,796                          | 50,520               |                       |
| 17. Management Fees .....  |                            |                                 |                      |                       |
| 18. Accounting-Auditing .....  | 7,950                      | 9,401                           | 6,000                |                       |
| 19. Legal .....  |                            | 792                             | 4,814                |                       |
| 20. Other Administrative Expenses <u>Equip., Equip. &amp; Supl</u> ..... | 8,000                      | 11,382                          | 9,500                |                       |
| 21. Sub-total Administrative (Total lines 16 thru 20) .....              | \$ 47,610                  | \$ 65,371                       | \$ 70,834            | \$                    |
| 22. Real Estate Taxes .....  |                            |                                 |                      |                       |
| 23. Special Assessments .....  |                            |                                 |                      |                       |
| 24. Other Taxes, Fees and Permits .....                                  |                            |                                 |                      |                       |
| 25. Sub-total Taxes (Total lines 22 thru 24) .....                       | \$                         | \$                              | \$                   | \$                    |
| 26. Property Insurance .....   | 14,150                     | 15,545                          | 17,650               |                       |
| 27. Worker's Compensation Insurance .....                                | 2,783                      | 3,311                           | 3,350                |                       |
| 28. Bond Premiums .....  | 300                        | 300                             | 300                  |                       |
| 29. Sub-total Insurance (Total lines 26 thru 28) .....                   | \$ 17,233                  | \$ 19,156                       | \$ 21,500            | \$                    |
| 30. Interest Expense (Other than FmHA) .....                             |                            |                                 |                      |                       |
| 31. Other Expenses .....   |                            |                                 |                      |                       |
| 32. Retirement - FICA - State .....                                      | 11,795                     | 13,645                          | 15,100               |                       |
| 33. Blue Cross Insurance .....   | 12,000                     | 18,246                          | 21,000               |                       |
| 34. Unemployment Tax .....   |                            | 2,836                           | 3,000                |                       |
| 35. ....   |                            |                                 |                      |                       |
| 36. ....   |                            |                                 |                      |                       |
| 37. Sub-total Other Expenses .....                                       | \$ 23,795                  | \$ 34,727                       | \$ 39,100            | \$                    |
| (Total lines 30 thru 36)   |                            |                                 |                      |                       |
| 38. TOTAL Operational and Maintenance Expenses .....                     | \$ 189,940                 | \$ 221,472                      | \$ 259,125           | \$                    |
| (Total lines 9, 15, 21, 25, 29 and 37)                                   |                            |                                 |                      |                       |

CERTIFIED CORRECT:

APPROVED: (Farmers Home Administration)

\_\_\_\_\_  
(Borrower's Signature or Authorized Representative)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

STATEMENT OF BUDGET AND CASH FLOW  
(Excluding Depreciation)

|                                   |              |
|-----------------------------------|--------------|
| Date Project Operational          |              |
| FmHA Case No.<br>12-014-826001076 |              |
| Type of Loan<br>Labor Housing     | Amount<br>\$ |

|  |   |
|--|---|
| Name & Address of Borrower (Include ZIP Code)<br>Housing Authority of the City of Caldwell<br>P.O. Box 70<br>Caldwell, Idaho 83606 | Project Name & Address<br>Farmway Village - Caldwell<br>22730 Farmway Road<br>Caldwell, Idaho 83605 |
|--|---|

| Fiscal Year: Jan. 1, 1993 to Dec. 31, 1993                                    | Column (1)                 | Column (2)                      | Column (3)           | Column (4)            |
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|   | Budget Basic<br>(Prior Yr) | Actual or Mkt.<br>(Interim Yr.) | Basic Rent<br>Budget | Market Rent<br>Budget |
| 1. Unrestricted Cash (Beginning)..... 1/1/93                                  | \$ 62,207                  | \$ 38,585                       | \$ 83,129            | \$                    |
| 2. Total Operation & Maintenance Expense (From Reverse)                       | 189,940                    | 221,272                         | 259,125              |                       |
| Other Deductions  | Beg. 1/1/92                | Beg. 1/1/92                     | Beg. 1/1/93          | Beg.                  |
| 3. FmHA Payment (Principal and Interest) including overage                    | 30,753                     | 18,517                          | 26,355               |                       |
| 4. Transfer to Reserve  | 10,000                     | 23,496                          | 44,760               |                       |
| 5. Authorized Capital Improvement Purchase 100 Appl's                         |                            |                                 | 25,000               |                       |
| 6. Other Authorized Debt Payments   |                            |                                 |                      |                       |
| 7. Other (Specify) Energy Program Rebate                                      |                            |                                 | 20,000               |                       |
| 8. Return to Owner  |                            |                                 |                      |                       |
| \$ @ %  |                            |                                 |                      |                       |
| 9. Total Cash Needed (Add lines 2 thru 8)                                     | \$ 230,693                 | \$ 263,485                      | \$ 375,240           | \$                    |
| Other Receipts  |                            |                                 |                      |                       |
| 10. Laundry, Storage, Damage & Clnng Recovery                                 | 1,200                      | 771                             | 2,000                |                       |
| 11. Interest Income   | 1,900                      | 5,813                           | 7,500                |                       |
| 12. Other (Specify) Non-Dwelling Rent   | 6,732                      | 6,543                           | 8,100                |                       |
| Receipts from Rent Energy Program Rebate                                      |                            |                                 | 20,000               |                       |
| No. & Kind  | Basic                      | Market                          |                      |                       |
|   | Per Month                  |                                 |                      |                       |
| 13. (Old) 112 2 BR units @ 185 @ 7 Mo.  | 250,432                    | 203,612                         | 145,040              |                       |
| 14. (New) 9 2 " units @ 260   | Hs 93,840                  | Hs 91,290                       | 28,080               |                       |
| 15. 42 3 " units @ 280  |                            |                                 | 141,120              |                       |
| 16. 17 4 " units @ 300  |                            |                                 | 61,200               |                       |
| 17. Less Allowance for Vacancy and Contingencies<br>as authorized by FmHA 20% | (136,576)                  |                                 | (78,160)             |                       |
| 18. Total Receipts from Rent<br>(Add lines 13 thru 16 and subtract line 17)   | \$ 214,628                 | \$ 294,902                      | \$ 312,640           | \$                    |
| 19. Total Receipts (Add lines 10 thru 12 & 18)                                | \$ 217,728                 | \$ 308,029                      | \$ 350,240           | \$                    |
| 20. Unrestricted Cash (Ending) (Lines 1 plus line 19 minus line 9)            | \$ 49,242                  | \$ 83,129                       | \$ 58,129            | \$                    |
| Replacement Reserve   | Budget<br>Prior Year       | Actual                          | Budget<br>Planned    |                       |
| Reserve Balance   | 37,691                     | 37,448                          | 64,860               |                       |
| Deposits to Reserve (Includes Energy Rebate)                                  | 10,000                     | 23,496                          | 64,760               |                       |
| Interest on Reserve   | 2,000                      | 3,916                           | 7,500                |                       |
| Total   | \$ 49,691                  | \$ 64,860                       | \$ 137,120           | \$                    |
| Withdrawals from Reserve  |                            |                                 |                      |                       |
| Equipment Replacement   |                            |                                 |                      |                       |
| Major Building Repairs  |                            |                                 |                      |                       |
| Miscellaneous   |                            |                                 |                      |                       |
| Total   | \$                         | \$                              | \$                   | \$                    |
| Reserve Balance   | 49,300                     | 64,860                          | 137,120              |                       |
| Net Increase (Decrease)   | 11,500                     | 27,412                          | 72,260               |                       |

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|   | Column (1)                  | Column (2)                      | Column (3)           | Column (4)            |
|---|-----------------------------|---------------------------------|----------------------|-----------------------|
|   | Budget Basic<br>(Prior Yr.) | Actual or Mkt.<br>(Interim Yr.) | Basic Rent<br>Budget | Market Rent<br>Budget |
| <b>Annual Operational &amp; Maintenance Expenses:</b>         |                             |                                 |                      |                       |
| 1. Caretaker .....  | 39,952                      | 38,943                          | 46,000               |                       |
| 2. Supplies .....   | 2,500                       | 1,450                           | 1,500                |                       |
| 3. Painting and Decorating (Interior only) .....              | 6,500                       | 1,215                           | 2,000                |                       |
| 4. General Maintenance and Repairs .....                      | 24,000                      | 37,898                          | 37,645               |                       |
| 5. Grounds Maintenance .....                                  | 3,200                       | 2,111                           | 8,000                |                       |
| 6. Services ..... <u>Pavement Repair</u> .....                | 600                         |                                 | 3,000                |                       |
| 7. Furniture and Furnishings Replacement .....                | 4,200                       |                                 |                      |                       |
| 8. Miscellaneous Operating Expenses .....                     | 1,200                       | 1,320                           | 1,700                |                       |
| 9. Sub-total Maintenance & Operating .....                    | \$ 82,152                   | \$ 82,937                       | \$ 99,045            | \$                    |
| (Total lines 1 thru 8)  |                             |                                 |                      |                       |
| 10. Electricity .....   | 7,000                       | 7,472                           | 11,500               |                       |
| 11. Water .....   | 1,900                       | 1,815                           | 1,850                |                       |
| 12. Sewer ..... (\$3,000 of water tests) .....                |                             |                                 | 4,196                |                       |
| 13. Heating fuel/other .....                                  | 1,350                       | 1,410                           | 1,500                |                       |
| 14. Garbage and Trash Removal .....                           | 8,900                       | 8,584                           | 9,000                |                       |
| 15. Sub-total Utilities (Total lines 10 thru 14) .....        | \$ 19,150                   | \$ 19,281                       | \$ 28,046            | \$                    |
| 16. Manager (Salary & Staff Apt. Allowance _____) .....       | 31,360                      | 43,796                          | 50,520               |                       |
| 17. Management Fees .....                                     |                             |                                 |                      |                       |
| 18. Accounting-Auditing .....                                 | 7,950                       | 9,401                           | 6,000                |                       |
| 19. Legal .....   |                             | 792                             | 4,814                |                       |
| 20. Other Administrative Expenses Equip., Furn. & Suppl. .... | 8,000                       | 11,382                          | 9,500                |                       |
| 21. Sub-total Administrative (Total lines 16 thru 20) .....   | \$ 47,610                   | \$ 65,371                       | \$ 70,834            | \$                    |
| 22. Real Estate Taxes .....                                   |                             |                                 |                      |                       |
| 23. Special Assessments .....                                 |                             |                                 |                      |                       |
| 24. Other Taxes, Fees and Permits .....                       |                             |                                 |                      |                       |
| 25. Sub-total Taxes (Total lines 22 thru 24) .....            | \$                          | \$                              | \$                   | \$                    |
| 26. Property Insurance .....                                  | 14,150                      | 15,545                          | 17,650               |                       |
| 27. Worker's Compensation Insurance .....                     | 2,783                       | 3,311                           | 3,350                |                       |
| 28. Bond Premiums .....                                       | 300                         | 300                             | 300                  |                       |
| 29. Sub-total Insurance (Total lines 26 thru 28) .....        | \$ 17,233                   | \$ 19,156                       | \$ 21,500            | \$                    |
| 30. Interest Expense (Other than FmHA) .....                  |                             |                                 |                      |                       |
| 31. Other Expenses .....                                      |                             |                                 |                      |                       |
| 32. Retirement - FICA - State .....                           | 11,795                      | 13,645                          | 15,100               |                       |
| 33. Blue Cross Insurance .....                                | 12,000                      | 18,246                          | 21,000               |                       |
| 34. Unemployment Tax .....                                    |                             | 2,836                           | 3,000                |                       |
| 35. ....  |                             |                                 |                      |                       |
| 36. ....  |                             |                                 |                      |                       |
| 37. Sub-total Other Expenses .....                            | \$ 23,795                   | \$ 34,727                       | \$ 39,100            | \$                    |
| (Total lines 30 thru 36)                                      |                             |                                 |                      |                       |
| 38. TOTAL Operational and Maintenance Expenses .....          | \$ 189,940                  | \$ 221,472                      | \$ 259,125           | \$                    |
| (Total lines 9, 15, 21, 25, 29 and 37)                        |                             |                                 |                      |                       |

CERTIFIED CORRECT:

APPROVED: (Farmers Home Administration)

(Borrower's Signature or Authorized Representative)

(Name)

(Date)

(Title)

(Signature)

(Date)



**CROWDER ASSOCIATES  
ARCHITECTURE & PLANNING**

2995 N COLE ROAD • SUITE 280 • BOISE, IDAHO 83704

(208) 377-2870

FAX (208) 322-5886

**CONSTRUCTION REPORT NO:** THIRTY-SIX  
**PROJECT:** CALDWELL HOUSING AUTHORITY  
**LOCATION:** CALDWELL, IDAHO  
**DATE:** APRIL 6, 1993  
**TIME:** 10 30 A M  
**WORK ON SCHEDULE:** YES  
**WEATHER CONDITIONS:** CLEAR, 60 DEGREES  
**PRESENT ON SITE:** TED PARROTT, FRAMING CREWS, SHEETROCKERS

**WORK IN PROGRESS:**

COMPLEX A WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX B WORK ON REMAINING SHORT LIST ITEMS CONTINUING

**COMPLEX C**

BUILDING C-1 EXTERIOR IS PAINTED. ROOFING IS COMPLETE, INTERIOR IS SHEETROCKED AND TAPED

BUILDING C-2 EXTERIOR IS PAINTED, ROOFING IS COMPLETE, INTERIOR IS SHEETROCKED, TAPING IN PROGRESS

BUILDING C-3 EXTERIOR AND INTERIOR ARE PAINTED, ROOFING COMPLETE, CABINETS AND COUNTERTOPS SETS. PLUMBING & ELECTRICAL FIXTURES SET, VINYL FLOORING NEARING COMPLETION

BUILDING C-4 EXTERIOR PARTIALLY PAINTED, ROOFING NEARLY COMPLETE, INTERIOR TAPED, TEXTURED AND PAINTED, CABINETS AND COUNTERTOPS SET, PLUMBING & ELECTRICAL FIXTURES SET, PREPARING FLOORS FOR FLOOR COVERING, CONCRETE PATIOS POURED

BUILDING C-5. CONCRETE PATIOS POURED; EXTERIOR PAINTED; ROOF COMPLETE, INTERIOR TAPED, TEXTURED AND PAINTED, CABINETS AND COUNTERTOPS SET, ELECTRICAL AND PLUMBING FIXTURES SET, VINYL FLOORING NEARLY COMPLETE

**COMPLEX D**

BUILDING D-1 ROOFING COMPLETE, SIDING COMPLETE, BUILDING IS FULLY ENCLOSED, INTERIOR IS SHEETROCKED AND PARTIALLY TAPED

BUILDING D-2 FIRST FLOOR FRAMING ESSENTIALLY COMPLETE, SECOND FLOOR FRAMING IN PROGRESS; LOWER ROOF TRUSSES SET, H-CLIPS IN PLACE

BUILDING D-3 FIRST FLOOR FRAMING NEARLY COMPLETE

CONSTRUCTION REPORT NO THIRTY-SIX

OFFICE BUILDING OCCUPIED, SHORT LIST ITEMS BEING CORRECTED

STORAGE BUILDINGS NEARLY READY FOR PUNCH LIST INSPECTION, COMPLETION AND INSPECTION DELAYED BY MUDDY SITE CONDITIONS

ROOFING OF MASONRY BUILDINGS ALL ROOFS FLASHED AND READY FOR TOPCOAT NO ADDITIONAL WORK IS LIKELY UNTIL WEATHER CONDITIONS IMPROVE

ASBESTOS ABATEMENT. HOLDING UNTIL ADDITIONAL BUILDINGS BECOME AVAILABLE

**ACTION REQUIRED:**

INCORRECT ROOFING COLOR AT COMPLEX D HAS BEEN CORRECTED. CONTRACTOR HAS COORDINATED WITH OTHER SUPPLIERS TO ASSURE THAT PROPER COLORS ARE PROVIDED

IMPROVE CEILING TEXTURE IN UPPER BEDROOM AT NORTH END OF BUILDING C-4

PROVIDE REQUIRED BREAK BETWEEN SIDING AND CONCRETE DECK TO PREVENT WICKING ACTION

ASSURE THAT FIRE BLOCKING IS INSTALLED BEHIND FURR-DOWN PRIOR TO HANGING SHEETROCK OR CABINETS AS SPECIFIED - TYPICAL AT ALL PARTY WALLS

INSTALL HURRICANE CLIPS AT ROOF TRUSSES

INSTALL SHIMS AT WINDOW AND DOOR HEADERS WHERE NEEDED, PRIOR TO HANGING GYP BD

ASSURE THAT TEMPERED GLASS IS IN PLACE WHERE REQUIRED ADJACENT TO DOORS

INSULATE WALL POCKETS PRIOR TO ENCLOSURE OF POCKETS

ASSURE THAT BACKING IS IN PLACE FOR ALL GRAB BARS AND AT OTHER LOCATIONS AS SPECIFIED

ASSURE THAT ACCESS IS PROVIDED FOR ALL LOW ROOF AREAS ON TWO STORY BUILDINGS.

CC FmHA - STATE, FmHA - CALDWELL, OWNER, CONTRACTOR

security  
and their

live here and serve as a deputy & tour  
the ~~the~~ village from 6-12 pm. We may  
use a private security firm at \$100.00 per  
month or another option. First we will  
approach the sheriff's department <sup>about their price</sup> ~~and perhaps~~  
~~decide the matter in April of '93.~~  
reply will help us decide the matter, perhaps in April '93

3. A motion by Lew Kerfoot & seconded by Paul  
Okamura to approve draw request # 11  
of \$115,422.00 by Russell corp.

4. Maintenance: To maintain the new apartments  
will require repainting and charging for it  
if it continues. If sufficient \$ is there  
includes food that attract pests we  
can also take action.

5. Ratification: A motion by Dave Cornwell &  
seconded by Lew Kerfoot to ratify a telephone  
approved change order, # 15, & two  
partial payments, # 10 for \$115,097.00 to  
Russell & # 3 for 54,446.45 to NW Tech.  
was made to the system carrier.

6. Laundromat: The commission felt a  
new and separate alarm for the laundromat  
was the best way to go. They suggested we  
put in the alarm.

Write offs A motion by Dave C + seconded by Lew K to approve write offs for 1992. motion carried. We will consider acc'ts-receivable at next meeting.

Oil - Charges No decision was made. A suggestion to check with service stations to see how they handle their ~~oil~~ used oil was offered.

1. Appreciation Perhaps, after houses are burned, the Housing Authority would consider a contribution to the Fire Department and/or the Sheriff's Disaster Relief fund.

7. Village Closure of old Apartments For 1993 the commissioner decided on Nov 15, 1993 to close down all 112

Signs: The comment that the \$1375<sup>00</sup> for 50 signs & posts was not out of line ~~to a go ahead~~ <sup>by one of the commissioners</sup> would seem to be a go on such a purchase.

Commissioners Mtg.

3-24-93

all Present

Additional present Jay Smithman  
Fred Marker  
Ray Crowder

Additional parking

1. Ray Crowder presented a outline of all additional parking. Consideration of funds remaining & actual need was made with everyone contributing to the conversation. Then Emilio Lopez made a motion, seconded by Dan Cornwell that all additional parking shown by Ray Crowder plus another gravel parking area not shown, all be approved at a cost of approx. \$89,000<sup>00</sup>; subject to extra asbestos removal cost on a financial update ~~that~~ that shows considerable less than presently considered available. Motion Carried.

Security

2. Fred Marker explained that the FmHA people from Washington D.C. along with the State & District people want to tour the facility on May 26, 93. Perhaps we could provide a dinner for them in the shop.

Also he suggested we give attention to security. Perhaps we could negotiate with Pete Rodriguez from Modalliton to

#170.632-93  
presently  
not  
committed.  
FmHA  
3-24-93

4-8-93

Approval per phone:

\$ 90,856 para parking addition  
From 89,000 (\$ 1,856 more)

Survey: Don: yes  
Lew: yes -  
Paul: yes  
Carilo: yes  
Dave: yes

To Ratsey - agenda

Micky King invited  
(to talk to committee)

Vehicles in (repair)

(meeting on 20<sup>th</sup>)

# HOUSING AUTHORITY

of the  
CITY of CALDWELL  
P. O. Box 70  
Caldwell, Idaho 83605  
(208) 459-2232

By action of the Commisioners of the Housing Authority of the City of Caldwell, Idaho at the regular meeting held 3-24-93; 1993, accounts receivable and credits for 1992 were written off as follows;

|                                      |                     |
|--------------------------------------|---------------------|
| To profit and loss account           | (Collection losses) |
| Houses                               | \$ 2,583.22         |
| Apartments                           | <u>2,447.40</u>     |
| Total                                | <u>\$ 5,030.62</u>  |
| To profit and loss account           | (Credit balances)   |
| Houses                               | \$ 66.44            |
| Apartments                           | <u>1,019.36</u>     |
| Total                                | <u>\$ 1,085.80</u>  |
| Net rent loss on Houses & Apartments | <u>\$ 3,944.82</u>  |



UNCOLLECTABLE ACCOUNTS 1992  
HOUSES AND APARTMENTS

| <u>NAME</u>         | <u>DATE VACATED</u> | <u>UNIT #</u> | <u>RENT</u>          |
|---------------------|---------------------|---------------|----------------------|
| <u>HOUSES</u>       |                     |               |                      |
| ARRIAGA, JOSE       | 12/02/92            | 47            | \$ 58.00             |
| CANALES, MARY E     | 03/16/92            | 15            | 643.00 ✓             |
| CEPEDA, PABLO       | 12/31/92            | 39            | 61.00                |
| CORTAZAR, ANDRES    | 08/04/92            | 32            | 287.00               |
| GARCIA, RAMIRO      | 10/09/92            | 31            | 138.00               |
| MARTINEZ, MIGUEL JR | 10/02/92            | 08            | 623.00               |
| ORTIZ, MANUEL JR    | 11/23/92            | 04            | 38.30 <i>pd 1-a3</i> |
| VELA, BLANCA        | 03/27/92            | 32            | <u>734.92</u> ✓      |

\$ 2,583.22

APARTMENTS

|                    |          |     |                                  |
|--------------------|----------|-----|----------------------------------|
| ALMENDAREZ, JOSE B | 06/19/92 | 12  | \$ 71.52                         |
| ALONSO, RENE       | 12/02/92 | 107 | 226.00                           |
| BAEZ, CUAHUTEMOC   | 08/20/92 | 53  | 133.00                           |
| CALVILLO, LUIS     | 08/06/92 | 89  | 97.00                            |
| FELIX, WALDO       | 08/26/92 | 105 | 62.00                            |
| GALVAN, MARCELO    | 10/01/92 | 67  | 41.72                            |
| GARCIA, DAVID      | 07/24/92 | 104 | 244.00                           |
| GARCIA, ANTONIO    | 07/21/92 | 88  | 129.00                           |
| GARZA, DOMINGO G   | 03/12/92 | 32  | 262.00                           |
| GOMEZ, JAVIER      | 11/10/92 | 20  | 345.00 <i>RR# 179.15 - 2-293</i> |
| LARA, JOSE M.      | 04/22/92 | 104 | 100.00                           |
| PESINA, ERVEY      | 04/01/92 | 57  | 110.16                           |
| NAVA, JOSE M.      | 01/27/92 | 22  | 10.00                            |
| RODRIGUEZ, LEANDRO | 02/24/92 | 59  | 198.00                           |
| SARABIA, VICTOR    | 10/05/92 | 69  | 230.00                           |
| SERRANO, FRANCISCO | 10/30/92 | 12  | \$ <u>188.00</u>                 |
|                    |          |     | \$ <u>2,447.40</u>               |

Total Uncollectable Accounts Houses & Apts \$ 5,030.62

CREDITABLE ACCOUNTS 1992  
HOUSES AND APARTMENTS

| <u>NAME</u>                              | <u>DATE VACATED</u> | <u>UNIT #</u> |    | <u>RENT</u>     |
|--|---------------------|---------------|----|-----------------|
| <u>HOUSES</u>                            |                     |               |    |                 |
| ORTIZ, GUADALUPE                         | 12/16/92            | 36            | \$ | 45.00           |
| PESINA, EZEQUIEL                         | 10/09/92            | 40            |    | <u>21.64</u>    |
|  |                     |               | \$ | <u>66.44</u>    |
| <u>APARTMENTS</u>                        |                     |               |    |                 |
| ALVARADO, BRIGIDO                        | 10/30/92            | 88            | \$ | 12.84           |
| AVALOS, JORGE                            | 01/31/92            | 17            |    | 10.84           |
| AVILA, EUSEBIO                           | 10/30/92            | 59            |    | 24.54           |
| AYALA, JOSE                              | 10/02/92            | 76            |    | .12             |
| BARRAZA, JOSE A.                         | 12/16/92            | 33            |    | 24.54           |
| CASTELLANOS, EDGARDO                     | 10/30/92            | 06            |    | 12.28           |
| CHAVARIN, RIGOBERTO                      | 12/26/92            | 50            |    | 98.54           |
| CUCHILLO, FRANCISCO                      | 10/09/92            | 85            |    | 46.84           |
| DELEON, ALICIA                           | 10/30/92            | 56            |    | 12.26           |
| GARCIA, RAFAEL                           | 10/30/92            | 13            |    | 17.84           |
| GARCIA, RAMIRO JR.                       | 10/29/92            | 39            |    | 36.82           |
| GONZALEZ, WENCESLAO                      | 12/27/92            | 52            |    | 44.08           |
| GUILLEN, GILBERTO                        | 12/31/92            | 45            |    | 53.28           |
| MADRIGAL, JOSE                           | 10/07/92            | 70            |    | 74.28           |
| MARTINEZ, ISMAEL                         | 09/03/92            | 45            |    | 27.40           |
| MARTINEZ, JULIE A.                       | 07/20/92            | 58            |    | 178.92          |
| MARTINEZ, SEFERINA                       | 10/09/92            | 02            |    | 18.40           |
| MUNOZ, ELIAS                             | 10/01/92            | 43            |    | .02             |
| QUINTERO, GILBERTO                       | 12/04/92            | 62            |    | 44.00           |
| RODRIGUEZ, GERONIMO                      | 06/08/92            | 59            |    | 8.70            |
| RODRIGUEZ, HECTOR                        | 06/08/92            | 57            |    | 8.70            |
| RODRIGUEZ, JOSE JR.                      | 09/18/92            | 01            |    | 6.14            |
| SANCHEZ, CONCEPCION                      | 10/28/92            | 57            |    | 6.14            |
| SICAIROS, JOSE                           | 10/29/92            | 82            |    | 30.72           |
| TAMEZ, HOMERO                            | 10/19/92            | 74            |    | 43.42           |
| VARGAS, JOSE                             | 11/12/92            | 93            |    | 48.86           |
| VASQUEZ, AMERICA                         | 12/18/92            | 69            |    | 78.84           |
| VILLASENOR, TRINIDAD                     | 01/02/92            | 32            |    | <u>50.00</u>    |
|  |                     |               | \$ | <u>1,019.36</u> |
| Total Creditable Accounts Houses & Apts. |                     |               | \$ | <u>1,085.80</u> |

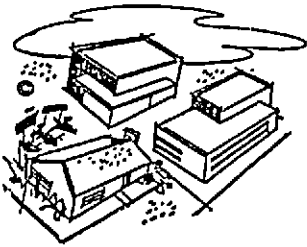
# HOUSING AUTHORITY OF THE CITY OF CALDWELL

Established in 1946

P. O. Box 70

CALDWELL, IDAHO 83605

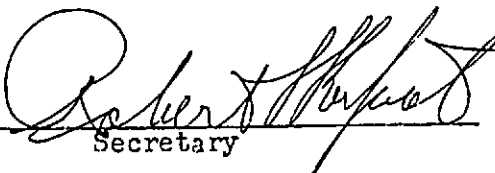
TELEPHONE  
450-2232



By action of the Commissioners of The Housing Authority of The City of Caldwell, Idaho at the regular meeting held 1-30, 1989, accounts receivable and credits for 1988 were written off as follows:

|                                      |                     |                 |
|--------------------------------------|---------------------|-----------------|
| To profit and loss account           | (Collection losses) |                 |
| Houses                               | \$                  | 92.01           |
| Apartments                           |                     | <u>992.46</u>   |
|                                      | \$                  | <u>1,084.47</u> |
| <br>                                 |                     |                 |
| To profit and loss account           | (Credit balances)   |                 |
| Houses                               | \$                  | 446.36          |
| Apartments                           |                     | <u>654.25</u>   |
|                                      | \$                  | 1,100.61        |
| <br>                                 |                     |                 |
| Net rent loss on Houses & Apartments | \$                  | 16.14 CREDITS   |

ATTEST:

  
Secretary

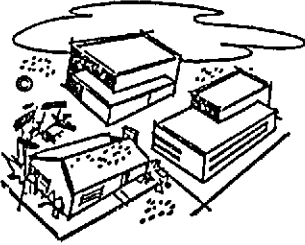
# HOUSING AUTHORITY OF THE CITY OF CALDWELL

Established in 1946

P. O. Box 70

CALDWELL, IDAHO 83605

TELEPHONE  
450-2112



By action of the Commissioners of The Housing Authority of the City of Caldwell, Idaho at the regular meeting held \_\_\_\_\_, 1988, accounts receivables and credits for 1987 were written off as follows:

| To profit and loss account | (Collection losses) |
|----------------------------|---------------------|
| Houses                     | \$ 333.37           |
| Apartments                 | <u>301.86</u>       |
|                            | <u>\$ 635.23</u>    |

| To profit and loss account | (Credit Balances)  |
|----------------------------|--------------------|
| Houses                     | \$ 1,337.58        |
| Apartments                 | <u>732.90</u>      |
|                            | <u>\$ 2,070.48</u> |

|                                      |                    |        |
|--------------------------------------|--------------------|--------|
| Net rent loss on Houses & Apartments | <u>\$ 1,435.25</u> | CREDIT |
|--------------------------------------|--------------------|--------|

ATTEST: \_\_\_\_\_  
Secretary

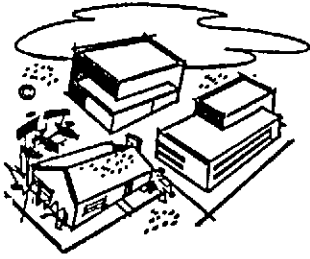
**HOUSING AUTHORITY OF THE CITY OF CALDWELL**

*Established in 1946*

P. O. Box 70

**CALDWELL, IDAHO 83605**

TELEPHONE  
459-2232



By action of the Commissioners of The Housing Authority of The City of Caldwell, Idaho at the regular meeting held \_\_\_\_\_, 1983, accounts receivable for 1982 were written off as follows:

|                                      |                     |
|--------------------------------------|---------------------|
| To profit and loss account           | (Collection losses) |
| Apartments                           | \$ 2,782.29         |
| Houses                               | <u>407.20</u>       |
|                                      | \$ 3,189.49         |
| <br>                                 |                     |
| To profit and loss accounts          | (Credit balances)   |
| Apartments                           | \$ 720.83           |
| Houses                               | <u>373.32</u>       |
|                                      | \$ 1,094.15         |
| <br>                                 |                     |
| Net rent loss on Houses & Apartments | \$ 2,095.34         |

ATTEST: \_\_\_\_\_