

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$38,244	\$423,491	\$312,640	\$(110,851)
Non-dwelling rent	740	8,080	8,100	20
Other project income	688	7,362	2,000	(5,362)
Interest income	1,697	6,273	7,500	1,227
Total revenues	<u>\$41,369</u>	<u>\$445,206</u>	<u>\$330,240</u>	<u>\$(114,966)</u>

STATEMENT OF EXPENDITURES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,531	\$ 54,250	\$ 50,520	\$ (3,730)
RM & R salaries	4,584	47,731	46,000	(1,731)
Electricity	1,471	14,961	11,500	(3,461)
Unemployment tax	775	3,477	3,000	(477)
State retirement & FICA	1,637	17,849	15,100	(2,749)
Other management expense	1,228	18,724	9,500	(9,224)
Water, irrigation		1,937	1,850	(87)
Insurance - Blue Cross	2,481	25,121	21,000	(4,121)
Insurance - other	6,574	24,283	24,000	(283)
Legal and accounting	1,820	12,588	10,990	(1,598)
Repairs and maintenance	7,260	63,918	49,165	(14,753)
Sanitation & lawn care	2,073	18,438	16,500	(1,938)
Debt retirement	2,196	26,352	26,355	3
Debt reserve	4,000	62,380	44,760	(17,620)
Bank charges	45	574		(574)
Total expenditures	<u>\$40,675</u>	<u>\$392,583</u>	<u>\$330,240</u>	<u>\$(62,343)</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED DECEMBER 31, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$70,077	\$100	\$ 372	\$10,688	\$986
Deposits:					
Operations	42,820				
Change fund	3,052		2,952		
Interest	86			16	8
Transfers					
Disbursements:					
Operations	(41,518)			(10)	
Change fund	(2,952)		(3,052)		
Transfers	(4,000)				
End of month	67,565	\$100	\$ 272	\$10,694	\$994
Less: Accounts payable	(15,946)				
Available after payment of current period payables	<u>\$51,619</u>				

OTHER FUNDS:

	<u>CONSTRUCTION CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month		\$2,425		\$193,305
Deposits:				
Operations				
Transfers				4,000
Interest		20		1,568
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		\$2,445		\$198,873

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$38,244	\$423,491	\$312,640	\$(110,851)
Non-dwelling rent	740	8,080	8,100	20
Other project income	688	7,362	2,000	(5,362)
Interest income	1,697	6,273	7,500	1,227
Total revenues	\$41,369	\$445,206	\$330,240	\$(114,966)

STATEMENT OF EXPENDITURES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,531	\$ 54,250	\$ 50,520	\$ (3,730)
RM & R salaries	4,584	47,731	46,000	(1,731)
Electricity	1,471	14,961	11,500	(3,461)
Unemployment tax	775	3,477	3,000	(477)
State retirement & FICA	1,637	17,849	15,100	(2,749)
Other management expense	1,228	18,724	9,500	(9,224)
Water, irrigation		1,937	1,850	(87)
Insurance - Blue Cross	2,481	25,121	21,000	(4,121)
Insurance - other	6,574	24,283	24,000	(283)
Legal and accounting	1,820	12,588	10,990	(1,598)
Repairs and maintenance	7,260	63,918	49,165	(14,753)
Sanitation & lawn care	2,073	18,438	16,500	(1,938)
Debt retirement	2,196	26,352	26,355	3
Debt reserve	4,000	62,380	44,760	(17,620)
Bank charges	45	574		(574)
Total expenditures	\$40,675	\$392,583	\$330,240	\$(62,343)

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED DECEMBER 31, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$70,077	\$100	\$ 372	\$10,688	\$986
Deposits:					
Operations	42,820				
Change fund	3,052		2,952		
Interest	86			16	8
Transfers					
Disbursements:					
Operations	(41,518)			(10)	
Change fund	(2,952)		(3,052)		
Transfers	(4,000)				
End of month	67,565	<u>\$100</u>	<u>\$ 272</u>	<u>\$10,694</u>	<u>\$994</u>
Less: Accounts payable	(15,946)				
Available after payment of current period payables	<u>\$51,619</u>				

OTHER FUNDS:

	<u>CONSTRUCTION CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month		\$2,425		\$193,305
Deposits:				
Operations				
Transfers				4,000
Interest		20		1,568
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		<u>\$2,445</u>		<u>\$198,873</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$38,244	\$423,491	\$312,640	\$(110,851)
Non-dwelling rent	740	8,080	8,100	20
Other project income	688	7,362	2,000	(5,362)
Interest income	1,697	6,273	7,500	1,227
Total revenues	\$41,369	\$445,206	\$330,240	\$(114,966)

STATEMENT OF EXPENDITURES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,531	\$ 54,250	\$ 50,520	\$ (3,730)
RM & R salaries	4,584	47,731	46,000	(1,731)
Electricity	1,471	14,961	11,500	(3,461)
Unemployment tax	775	3,477	3,000	(477)
State retirement & FICA	1,637	17,849	15,100	(2,749)
Other management expense	1,228	18,724	9,500	(9,224)
Water, irrigation		1,937	1,850	(87)
Insurance - Blue Cross	2,481	25,121	21,000	(4,121)
Insurance - other	6,574	24,283	24,000	(283)
Legal and accounting	1,820	12,588	10,990	(1,598)
Repairs and maintenance	7,260	63,918	49,165	(14,753)
Sanitation & lawn care	2,073	18,438	16,500	(1,938)
Debt retirement	2,196	26,352	26,355	3
Debt reserve	4,000	62,380	44,760	(17,620)
Bank charges	45	574		(574)
Total expenditures	\$40,675	\$392,583	\$330,240	\$(62,343)

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED DECEMBER 31, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$70,077	\$100	\$ 372	\$10,688	\$986
Deposits:					
Operations	42,820				
Change fund	3,052		2,952		
Interest	86			16	8
Transfers					
Disbursements:					
Operations	(41,518)			(10)	
Change fund	(2,952)		(3,052)		
Transfers	(4,000)				
End of month	67,565	<u>\$100</u>	<u>\$ 272</u>	<u>\$10,694</u>	<u>\$994</u>
Less: Accounts payable	<u>(15,946)</u>				
Available after payment of current period payables	<u>\$51,619</u>				

OTHER FUNDS:

	<u>O & M FUND</u>	<u>DEBT SERVICE FUND</u>	<u>DEBT RESERVE FUND</u>
	<u>CONSTRUCTION CHECKING</u>	<u>RESTRICTED SAVINGS</u>	<u>RESTRICTED SAVINGS</u>
Beginning of month		\$2,425	\$193,305
Deposits:			
Operations			
Transfers			4,000
Interest		20	1,568
Disbursements:			
Operations			
Transfers			
Interest			
Debt retirement			
End of month		<u>\$2,445</u>	<u>\$198,873</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE ELEVEN MONTHS ENDED NOVEMBER 30, 1993
(UNAUDITED)

	<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>	<u>1993</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BUDGET</u>
Dwelling rent	\$39,502	\$385,247	\$312,640	\$(72,607)
Non-dwelling rent	740	7,340	8,100	760
Other project income	1,431	6,674	2,000	(4,674)
Interest income	99	4,576	7,500	2,924
Total revenues	<u>\$41,772</u>	<u>\$403,837</u>	<u>\$330,240</u>	<u>\$(73,597)</u>

STATEMENT OF EXPENDITURES
FOR THE ELEVEN MONTHS ENDED NOVEMBER 30, 1993
(UNAUDITED)

	<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>	<u>1993</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BUDGET</u>
Management salaries	\$ 4,399	\$ 49,719	\$ 50,520	\$ 801
RM & R salaries	4,138	43,147	46,000	2,853
Electricity	1,318	13,490	11,500	(1,990)
Unemployment tax		2,702	3,000	298
State retirement & FICA	1,560	16,212	15,100	(1,112)
Other management expense	1,400	17,496	9,500	(7,996)
Water, irrigation		1,937	1,850	(87)
Insurance - Blue Cross	2,480	22,640	21,000	(1,640)
Insurance - other	1,453	17,709	24,000	6,291
Legal and accounting	1,484	10,768	10,990	222
Repairs and maintenance	3,421	56,658	49,165	(7,493)
Sanitation & lawn care	1,620	16,365	16,500	135
Debt retirement	2,196	24,156	26,355	2,199
Debt reserve	4,000	58,380	44,760	(13,620)
Bank charges	47	529		(529)
Total expenditures	<u>\$29,516</u>	<u>\$351,908</u>	<u>\$330,240</u>	<u>\$(21,668)</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED NOVEMBER 30, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$61,268	\$100	\$ 372	\$10,682	\$986
Deposits:					
Operations	50,016				
Change fund	6,441		6,441		
Interest	83			16	
Transfers					
Disbursements:					
Operations	(37,290)			(10)	
Change fund	(6,441)		(6,441)		
Transfers	(4,000)				
End of month	70,077	<u>\$100</u>	<u>\$ 372</u>	<u>\$10,688</u>	<u>\$986</u>
Less: Accounts payable	(16,451)				
Available after payment of current period payables	<u>\$53,626</u>				

OTHER FUNDS:

	<u>CONSTRUCTION CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$ 461	\$2,425		\$122,262
Deposits:				
Operations	66,582			
Transfers				71,043
Interest				
Disbursements:				
Operations				
Transfers	(67,043)			
Interest				
Debt retirement				
End of month	<u>\$ NONE</u>	<u>\$2,425</u>		<u>\$193,305</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TEN MONTHS ENDED OCTOBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$39,671	\$345,745	\$312,640	\$(33,105)
Non-dwelling rent	740	6,600	8,100	1,500
Other project income	216	5,243	2,000	(3,243)
Interest income	103	4,477	7,500	3,023
Total revenues	<u>\$40,730</u>	<u>\$362,065</u>	<u>\$330,240</u>	<u>\$(31,825)</u>

STATEMENT OF EXPENDITURES
FOR THE TEN MONTHS ENDED OCTOBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 5,075	\$ 45,320	\$ 50,520	\$ 5,200
RM & R salaries	4,210	39,009	46,000	6,991
Electricity	1,465	12,172	11,500	(672)
Unemployment tax		2,702	3,000	298
State retirement & FICA	1,679	14,652	15,100	448
Other management expense	1,296	16,096	9,500	(6,596)
Water, irrigation	1,009	1,937	1,850	(87)
Insurance - Blue Cross	2,480	20,160	21,000	840
Insurance - other	2,459	16,256	24,000	7,744
Legal and accounting	1,004	9,284	10,990	1,706
Repairs and maintenance	5,735	53,237	49,165	(4,072)
Sanitation & lawn care	4,315	14,745	16,500	1,755
Debt retirement	2,196	21,960	26,355	4,395
Debt reserve		54,380	44,760	(9,620)
Bank charges	45	482		(482)
Total expenditures	<u>\$32,968</u>	<u>\$322,392</u>	<u>\$330,240</u>	<u>\$ 7,848</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED OCTOBER 31, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$85,851	\$100	\$ 535	\$10,675	\$986
Deposits:					
Operations	47,391				
Change fund	7,261		7,098		
Interest	87			16	
Transfers					
Disbursements:					
Operations	(72,224)				
Change fund	(7,098)		(7,261)	(9)	
Transfers					
End of month	61,268	<u>\$100</u>	<u>\$ 372</u>	<u>\$10,682</u>	<u>\$986</u>
Less: Accounts payable	(17,545)				
Available after payment of current period payables	<u>\$43,723</u>				

OTHER FUNDS:

	<u>CONSTRUCTION CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$ 461	\$2,425		\$122,262
Deposits:				
Operations	160,839			
Transfers				
Interest				
Disbursements:				
Operations	(160,839)			
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,425</u>		<u>\$122,262</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TEN MONTHS ENDED OCTOBER 31, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	2,725.00
7-12-93	Holiday Engineering Water System, June services	274.25
8-10-93	Anderson Signs Keep Off Grass Signs	105.00
8-10-93	Capital Paint & Glass Storm Doors (20)	2,880.00
8-10-93	Gillingham Construction Operator w/loader	318.75
8-10-93	Ted Parrott Labor	112.00
8-10-93	Quality Concrete Curb and Sidewalk	8,525.15
8-10-93	Root Rents Equipment Rent	29.90
8-10-93	The Russell Corporation Paving	5,622.16
8-10-93	Twin Cities Electric Electrical Service	105.00
10-10-93	Signs, By Smith Equal Housing Opportunity Signs	<u>136.50</u>
	Total	<u>\$129,483.57</u>

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TEN MONTHS ENDED OCTOBER 31, 1993

CONSTRUCTION COSTS II - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
11-10-93	JUB Engineers Capacity Analysis	\$ <u>123.58</u>

BUILDINGS UNDER CONSTRUCTION:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	54,646.46
4-02-93	The Russell Corp. Pmt. 11	115,422.00
4-27-93	The Russell Corp. Pmt. 12	317,046.00
4-27-93	Crowder & Assoc. Architectural Fees	5,980.00
5-18-93	NW Technologies Partial Pmt. 4	8,096.85
6-4-93	Crowder Associates Architectural Fees	5,381.00
6-4-93	The Russell Corporation Payment 13	174,461.00

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TEN MONTHS ENDED OCTOBER 31, 1993

BUILDINGS UNDER CONSTRUCTION (CONTINUED):

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
6-4-93	The Russell Corporation Retainage Release #2	114,735.00
7-12-93	The Russell Corporation Payment 14	63,113.00
7-28-93	NW Technologies Final Payment 5	16,330.75
10-18-93	Russell Corporation Pmt. 15	160,115.00
10-18-93	Crowder & Associates Architectural Fees	<u>724.00</u>
	Total	<u>\$3,847,116.03</u>

CONTRIBUTIONS AND EXPENDITURES:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	<u>\$ 293.20</u>

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,246	\$306,074	\$312,640	\$ 6,566
Non-dwelling rent	740	5,860	8,100	2,240
Other project income	1,585	5,027	2,000	(3,027)
Interest income	1,350	4,374	7,500	3,126
Total revenues	<u>\$43,921</u>	<u>\$321,335</u>	<u>\$330,240</u>	<u>\$ 8,905</u>

STATEMENT OF EXPENDITURES
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,584	\$ 40,245	\$ 50,520	\$10,275
RM & R salaries	4,116	34,799	46,000	11,201
Electricity	1,447	10,707	11,500	793
Unemployment tax	953	2,702	3,000	298
State retirement & FICA	1,514	12,973	15,100	2,127
Other management expense	1,542	14,800	9,500	(5,300)
Water, irrigation		928	1,850	922
Insurance - Blue Cross	2,480	17,680	21,000	3,320
Insurance - other	1,340	13,797	24,000	10,203
Legal and accounting	475	8,280	10,990	2,710
Repairs and maintenance	5,557	47,502	49,165	1,663
Sanitation & lawn care	4,230	10,430	16,500	6,070
Debt retirement	2,196	19,764	26,355	6,591
Debt reserve	4,000	54,380	44,760	(9,620)
Bank charges	32	437		(437)
Total expenditures	<u>\$34,466</u>	<u>\$289,424</u>	<u>\$330,240</u>	<u>\$40,816</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED SEPTEMBER 30, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$86,243	\$100	\$ 535	\$10,668	\$978
Deposits:					
Operations	50,480				
Change fund	12,276		12,276		
Interest	121			16	8
Transfers					
Disbursements:					
Operations	(50,993)				
Change fund	(12,276)		(12,276)	(9)	
Transfers					
End of month	85,851	<u>\$100</u>	<u>\$ 535</u>	<u>\$10,675</u>	<u>\$986</u>
Less: Accounts payable	<u>(33,235)</u>				
Available after payment of current period payables	<u>\$52,616</u>				

OTHER FUNDS:

	<u>CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$ 461	\$2,406		\$117,077
Deposits:				
Operations				
Transfers				4,000
Interest		19		1,185
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,425</u>		<u>\$122,262</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,246	\$306,074	\$312,640	\$ 6,566
Non-dwelling rent	740	5,860	8,100	2,240
Other project income	1,585	5,027	2,000	(3,027)
Interest income	1,350	4,374	7,500	3,126
Total revenues	<u>\$43,921</u>	<u>\$321,335</u>	<u>\$330,240</u>	<u>\$ 8,905</u>

STATEMENT OF EXPENDITURES
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,584	\$ 40,245	\$ 50,520	\$10,275
RM & R salaries	4,116	34,799	46,000	11,201
Electricity	1,447	10,707	11,500	793
Unemployment tax	953	2,702	3,000	298
State retirement & FICA	1,514	12,973	15,100	2,127
Other management expense	1,542	14,800	9,500	(5,300)
Water, irrigation		928	1,850	922
Insurance - Blue Cross	2,480	17,680	21,000	3,320
Insurance - other	1,340	13,797	24,000	10,203
Legal and accounting	475	8,280	10,990	2,710
Repairs and maintenance	5,557	47,502	49,165	1,663
Sanitation & lawn care	4,230	10,430	16,500	6,070
Debt retirement	2,196	19,764	26,355	6,591
Debt reserve	4,000	54,380	44,760	(9,620)
Bank charges	32	437		(437)
Total expenditures	<u>\$34,466</u>	<u>\$289,424</u>	<u>\$330,240</u>	<u>\$40,816</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED SEPTEMBER 30, 1993
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$86,243	\$100	\$ 535	\$10,668	\$978
Deposits:					
Operations	50,480				
Change fund	12,276		12,276		
Interest	121			16	8
Transfers					
Disbursements:					
Operations	(50,993)				
Change fund	(12,276)		(12,276)	(9)	
Transfers					
End of month	85,851	<u>\$100</u>	<u>\$ 535</u>	<u>\$10,675</u>	<u>\$986</u>
Less: Accounts payable	<u>(33,235)</u>				
Available after payment of current period payables	<u>\$52,616</u>				

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$ 461	\$2,406		\$117,077
Deposits:				
Operations				
Transfers				4,000
Interest		19		1,185
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,425</u>		<u>\$122,262</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1993
(UNAUDITED)

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FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1993
(UNAUDITED)

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See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED SEPTEMBER 30, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
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End of month	<u>\$ 461</u>	<u>\$2,425</u>		<u>\$122,262</u>

See accountants' compilation report.



HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

1431 Bus. Alt.-Hwy. 95

P.O. Box 235

Payette, ID 83661

(208) 642-3304 • Fax # (208) 642-2159

November 17, 1993

Mr. Dave Linden
Caldwell Housing Authority
P.O. Box 70
Caldwell, Idaho 83606

Re: Caldwell Housing Authority Supplemental Well
Project No. 061193

Dear Mr. Linden:

Based on our conversation, I would make the following recommendations to you and your Board of Directors:

1. The existing well be test pumped for volume and sand quantity and gradation, to allow for review of possible rehabilitation of the existing well.
2. If the volume of water, quantity of sand and gradation are such that the well can be rehabilitated and used, then proceed with rehabilitation and installation of screens and gravel pack.
3. One of the areas that you should address, while we are doing the test pumping, is the water quality of the existing well that is 700' deep. Due to the new water quality requirements for distribution to the public, such as your residence housing project, the use of the well has to be tempered based on the quality of the water that you can provide.

If it turns out that the quantity of water, sand configuration and/or water quality are not satisfactory in the existing well, then a new well needs to be considered as a backup source. I believe you need to do items 1, 2 and 3 to prove to the Farm Home Administration with some justification that, in fact, you do need an additional well or a new well to provide a backup source.

If you did provide a supplemental supply for the existing well that is carrying the load now, I think you need to evaluate the use of a second well drilled into the same aquifer as an alternate source that can be used if the principle well does not function properly or is taken down for maintenance. By drilling two wells into the same aquifer in close proximity, you could use the same storage

Mr. Dave Linden
November 17, 1993
Page 2

facility and the same electrical control system to alternate the two wells. By alternating the two wells, you can increase the useful life of the pump and motor assemblies by allowing them to sit and rest and not be run almost continuously. It would be very easy to put in an alternating relay that alternates the pumps when demand for water supply is provided by the Housing Authority. This would enable you to use a proven water source without having to go through the problems with identifying a new auxiliary supply and possibly having to move off site to find a different source of water, other than the aquifer that you are using at the present time.

You and I discussed the problems involved with possible contamination or the aquifer diminishing due to the drought situation. It does not appear that the depth of the aquifer will lend itself to possible contamination by surface water or surface contamination. If you have not experienced problems with decreased water table and decreased production due to the years of drought, then the chances of it occurring in the foreseeable future are very small.

Based on the above noted items, if you are interested in proceeding with either of the above scenarios, we can provide you with a detailed cost summary and a scope of work to complete the above noted areas.

I would suggest if the options are considered, that you do include item 1, 2 and 3 initially so you have some justification for requesting Farm Home financing of a supplemental supply.

If you have any questions, please call.

Sincerely,
HOLLADAY ENGINEERING CO.


Michael E. Holladay, P.E.

MEH/db



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December 23, 1993

Mr. David Linden
Caldwell Housing Authority
P.O. Box 70
Caldwell, ID 83605

Re: Well and Water System Improvement Project
Project No. 050592

Dear Mr. Linden:

I have reviewed the cost of rehabilitating the old well and the cost of constructing a new well. Based on my review, I have the following probable cost range for you and your Board to review at your next meeting so we can proceed with this project if you so desire;

- A. The construction of a new 10" diameter well to approximately 150' would have a cost range of \$7,500 and \$15,000. The cost difference would be involved with the choice of design as to spotted casing or stainless steel screen section.
- B. The cost of rehabilitating the existing well that is approximately 700' deep, is very difficult to give a narrow range of cost. The probable cost of installing 5" screens and rehabilitating that well would be somewhere between \$10,000 and \$30,000. Most well drillers will not touch this, except on time and materials, so it is virtually impossible to get a very close figure on the time and cost involved.

If you have any questions, please call.

Sincerely,
HOLLADAY ENGINEERING CO.

Michael E. Holladay, P.E.

MEH/db

MULTIPLE FAMILY HOUSING PROJECT BUDGET

PROJECT NAME FARMWAY VILLAGE		BORROWER NAME CALDWELL HOUSING AUTHORITY		BORROWER ID AND PROJECT NO. 12-014-826001076	
Reporting Period <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly	Budget Type <input type="checkbox"/> Initial <input checked="" type="checkbox"/> Regular Report <input type="checkbox"/> Rent Change <input type="checkbox"/> SMR <input type="checkbox"/> Other Servicing	Project Rental Type <input type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Congregate <input type="checkbox"/> Group Home <input type="checkbox"/> Mixed <input checked="" type="checkbox"/> LH	Project Type <input type="checkbox"/> Full Profit <input type="checkbox"/> Limited Profit <input checked="" type="checkbox"/> Non-Profit	Borrower Type <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partner <input checked="" type="checkbox"/> Other	Assn. of Farmers <input type="checkbox"/> Organ. of Farm Workers <input type="checkbox"/> Gen. Partner <input type="checkbox"/> Ineligible
Plan Code					Borrower Accounting Method <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual

PART I - CASH FLOW STATEMENT

	CURRENT BUDGET (01-01 -93) (12-31 -93)	ACTUAL (01-01 -93) (12-31 -93)	PROPOSED BUDGET (01-01 - 94) (12-31 - 94)	COMMENTS PROPOSED WITH ADD'L 60 UNITS
BEGINNING DATES> ENDING DATES>				
OPERATIONAL CASH SOURCES				
1. RENTAL INCOME	390,800	222,329	411,520	629,626
2. FmHA RENTAL ASSISTANCE RECEIVED		201,162		
3. OCCUPANCY SURCHARGES RECEIVED				
4. LAUNDRY AND VENDING		6,533	7,000	7,000
5. INTEREST INCOME	7,500	6,273	7,000	7,000
6. TENANT CHARGES	2,000	829	1,000	1,000
7. OTHER - PROJECT SOURCES	28,100	8,080	8,500	8,500
8. LESS (Vacancy and Contingency Allowance)	(78,160)		(12,346)	(23,251)
9. LESS (FmHA Approved Incentive Allowance)	()		()	
10. SUB-TOTAL [(1 thru 7) - (8 & 9)]	350,240	445,206	422,674	629,875
NON-OPERATIONAL CASH SOURCES				
11. CASH - NON PROJECT				
12. AUTHORIZED LOAN (Non-FmHA)				
13. TRANSFER FROM RESERVE				
14. SUB-TOTAL (11 thru 13)				
15. TOTAL CASH SOURCES (10+14)	350,240	445,206	422,674	629,875
OPERATIONAL CASH USES				
16. TOTAL O&M EXPENSES (From Part II)	258,825	307,691	331,005	438,093
17. FmHA DEBT PAYMENT	26,355	26,352	26,355	90,589
18. FmHA PAYMENT (Overage)				
19. FmHA PAYMENT (Late Fee)				
20. FmHA PAYMENT (Occupancy Surcharge)				
21. TENANT UTILITY PAYMENTS	64,760	62,380	64,000	99,878
22. TRANSFER TO RESERVE				
23. RETURN TO OWNER	350,240	396,423	421,360	628,560
24. SUB-TOTAL (16 thru 23)				
NON-OPERATIONAL CASH USES				
25. AUTHORIZED DEBT PAYMENT (Non-FmHA)				
26. LONG-TERM IMPROVEMENTS				
27. MISCELLANEOUS				
28. SUB-TOTAL (25 thru 27)				
29. TOTAL CASH USES (24+28)	350,240	396,423	421,360	628,560
30. NET CASH (DEFICIT) (15-29)			1,314	1,315
CASH BALANCE				
31. BEGINNING CASH BALANCE	38,585	38,585	48,783	53,197
32. ACCRUAL TO CASH ADJUSTMENT		10,198		
33. ENDING CASH BALANCE (30+31+32)	38,585	48,783	50,097	54,512

Public reporting burden for this collection of information is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture, Clearance Officer, OIRM, Room 404-W, Washington, D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB No. 0575-0033), Washington, D.C. 20503. Please DO NOT RETURN this form to either of these addresses. Forward to FmHA only.

PART II - OPERATING AND MAINTENANCE EXPENSE SCHEDULE

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	ADDITIONAL 60 UNITS
1. MAINTENANCE & REPAIRS PAYROLL	46,000	47,731	61,342	74,842
2. MAINTENANCE & REPAIRS SUPPLY	39,145	52,733	50,000	55,000
3. MAINTENANCE & REPAIRS CONTRACT				
4. PAINTING AND DECORATING	2,000	3,000	2,000	5,500
5. SNOW REMOVAL			2,000	3,500
6. ELEVATOR MAINTENANCE/CONTRACT				
7. GROUNDS	8,000	6,545	18,125	28,125
8. SERVICES	3,000	6,935		
9. FURNITURE & FURNISHING REPLACEMENT				2,200
10. OTHER OPERATING EXPENSES	1,700	1,250	1,000	1,000
11. SUB-TOTAL MAINT. & OPERATING (1 thru 10)	99,845	118,194	134,467	170,167
12. ELECTRICITY	11,500	14,961	15,000	17,800
13. WATER	1,850	1,937	1,950	5,200
14. SEWER	4,196	1,250	800	5,050
15. FUEL (Oil/Coal/Gas)	1,500			
16. GARBAGE & TRASH REMOVAL	9,000	15,213	19,440	25,200
17. OTHER UTILITIES				
18. SUB-TOTAL UTILITIES (12 thru 17)	28,046	33,361	37,190	53,250
19. SITE MANAGEMENT PAYROLL	50,520	54,250	54,340	68,840
20. MANAGEMENT FEE				
21. PROJECT AUDITING EXPENSE	2,750	2,750	2,750	6,350
22. PROJECT BOOKKEEPING/ACCOUNTING	3,250	7,636	4,500	5,700
23. LEGAL EXPENSES	4,814	2,202	4,000	5,500
24. ADVERTISING				300
25. TELEPHONE & ANSWERING SERVICE		1,945	2,000	3,200
26. OFFICE SUPPLIES		1,193	1,000	3,000
27. OFFICE FURNITURE & EQUIPMENT		3,425	4,900	10,400
28. TRAINING EXPENSE			500	2,900
29. HEALTH INS. & OTHER EMP. BENEFITS	21,000	25,121	26,856	38,232
30. PAYROLL TAXES ...& Retirement	15,100	17,849	20,537	22,273
31. WORKMAN'S COMPENSATION	3,350	6,081	6,000	7,008
32. OTHER ADMINISTRATIVE EXPENSES	9,800	9,684	8,000	8,000
33. SUB-TOTAL ADMINISTRATIVE (19 thru 32)	110,584	132,136	135,383	181,703
34. REAL ESTATE TAXES				
35. SPECIAL ASSESSMENTS				
36. OTHER TAXES, LICENSES & PERMITS				
37. PROPERTY & LIABILITY INSURANCE	17,650	20,680	20,965	28,965
38. FIDELITY COVERAGE INSURANCE				
39. OTHER INSURANCEUnemployment	3,000	3,320	3,000	4,008
40. SUB-TOTAL TAXES & INSURANCE (34 thru 39)	20,650	24,000	23,965	32,973
41. TOTAL O&M EXPENSES (11+18+33+40)	258,825	307,691	331,005	438,093

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November 17, 1993

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Caldwell Housing Authority
P.O. Box 70
Caldwell, Idaho 83606

Re: Caldwell Housing Authority Supplemental Well
Project No. 061193

Dear Mr. Linden:

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2. If the volume of water, quantity of sand and gradation are such that the well can be rehabilitated and used, then proceed with rehabilitation and installation of screens and gravel pack.
3. One of the areas that you should address, while we are doing the test pumping, is the water quality of the existing well that is 700' deep. Due to the new water quality requirements for distribution to the public, such as your residence housing project, the use of the well has to be tempered based on the quality of the water that you can provide.

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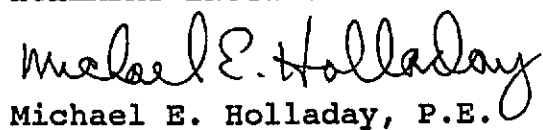
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Sincerely,
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December 23, 1993

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P.O. Box 70
Caldwell, ID 83605

Re: Well and Water System Improvement Project
Project No. 050592

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Sincerely,
HOLLADAY ENGINEERING CO.

Michael E. Holladay, P.E.

MEH/db

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE SEVEN MONTHS ENDED JULY 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$39,489	\$226,334	\$312,640	\$ 86,306
Non-dwelling rent	740	4,380	8,100	3,720
Other project income	1,100	3,190	2,000	(1,190)
Interest income	136	2,870	7,500	4,630
Total revenues	<u>\$41,465</u>	<u>\$236,774</u>	<u>\$330,240</u>	<u>\$ 93,466</u>

STATEMENT OF EXPENDITURES
FOR THE SEVEN MONTHS ENDED JULY 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,494	\$ 31,166	\$ 50,520	\$ 19,354
RM & R salaries	4,373	26,272	46,000	19,728
Electricity	1,313	7,967	11,500	3,533
Unemployment tax		1,749	3,000	1,251
State retirement & FICA	1,537	9,941	15,100	5,159
Other management expense	1,020	12,236	9,500	(2,736)
Water, irrigation		928	1,850	922
Insurance - Blue Cross	2,123	12,930	21,000	8,070
Insurance - other	2,478	11,118	24,000	12,882
Legal and accounting		6,888	10,990	4,102
Repairs and maintenance	5,112	29,836	49,165	19,329
Sanitation services	700	4,900	16,500	11,600
Debt retirement	2,196	15,372	26,355	10,983
Debt reserve	4,000	46,380	44,760	(1,620)
Bank charges	57	342		(342)
Total expenditures	<u>\$29,403</u>	<u>\$218,025</u>	<u>\$330,240</u>	<u>\$112,215</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED JULY 31, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$19,673	\$100	\$ 535	\$40,673	\$978
Deposits:					
Operations	89,447				
Change fund	15,037		15,037		
Interest	102			33	
Transfers	30,034				
Disbursements:					
Operations	(40,278)			(12)	
Change fund	(15,037)		(15,037)		
Transfers	(4,000)			(30,034)	
End of month	94,978	<u>\$100</u>	<u>\$ 535</u>	<u>\$10,660</u>	<u>\$978</u>
Less: Accounts payable	(29,726)				
Available after payment of current period payables	<u>\$65,252</u>				

OTHER FUNDS:

	<u>CONSTRUCTION CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$ 461	\$2,406		\$109,077
Deposits:				
Operations	79,444			
Transfers				4,000
Interest				
Disbursements:				
Operations	(79,444)			
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,406</u>		<u>\$113,077</u>

See accountants' compilation report.



HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

1431 Bus. Alt.-Hwy. 95

P.O. Box 235

Payette, ID 83661

(208) 642-3304 • Fax # (208) 642-2159

November 17, 1993

Mr. Dave Linden
Caldwell Housing Authority
P.O. Box 70
Caldwell, Idaho 83606

Re: Caldwell Housing Authority Supplemental Well
Project No. 061193

Dear Mr. Linden:

Based on our conversation, I would make the following recommendations to you and your Board of Directors:

1. The existing well be test pumped for volume and sand quantity and gradation, to allow for review of possible rehabilitation of the existing well.
2. If the volume of water, quantity of sand and gradation are such that the well can be rehabilitated and used, then proceed with rehabilitation and installation of screens and gravel pack.
3. One of the areas that you should address, while we are doing the test pumping, is the water quality of the existing well that is 700' deep. Due to the new water quality requirements for distribution to the public, such as your residence housing project, the use of the well has to be tempered based on the quality of the water that you can provide.

If it turns out that the quantity of water, sand configuration and/or water quality are not satisfactory in the existing well, then a new well needs to be considered as a backup source. I believe you need to do items 1, 2 and 3 to prove to the Farm Home Administration with some justification that, in fact, you do need an additional well or a new well to provide a backup source.

If you did provide a supplemental supply for the existing well that is carrying the load now, I think you need to evaluate the use of a second well drilled into the same aquifer as an alternate source that can be used if the principle well does not function properly or is taken down for maintenance. By drilling two wells into the same aquifer in close proximity, you could use the same storage

Mr. Dave Linden
November 17, 1993
Page 2

facility and the same electrical control system to alternate the two wells. By alternating the two wells, you can increase the useful life of the pump and motor assemblies by allowing them to sit and rest and not be run almost continuously. It would be very easy to put in an alternating relay that alternates the pumps when demand for water supply is provided by the Housing Authority. This would enable you to use a proven water source without having to go through the problems with identifying a new auxiliary supply and possibly having to move off site to find a different source of water, other than the aquifer that you are using at the present time.

You and I discussed the problems involved with possible contamination or the aquifer diminishing due to the drought situation. It does not appear that the depth of the aquifer will lend itself to possible contamination by surface water or surface contamination. If you have not experienced problems with decreased water table and decreased production due to the years of drought, then the chances of it occurring in the foreseeable future are very small.

Based on the above noted items, if you are interested in proceeding with either of the above scenarios, we can provide you with a detailed cost summary and a scope of work to complete the above noted areas.

I would suggest if the options are considered, that you do include item 1, 2 and 3 initially so you have some justification for requesting Farm Home financing of a supplemental supply.

If you have any questions, please call.

Sincerely,
HOLLADAY ENGINEERING CO.


Michael E. Holladay, P.E.

MEH/db



HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

1431 Bus. Alt.-Hwy. 95

P.O. Box 235

Payette, ID 83661

(208) 642-3304 • Fax # (208) 642-2159

December 23, 1993

Mr. David Linden
Caldwell Housing Authority
P.O. Box 70
Caldwell, ID 83605

Re: Well and Water System Improvement Project
Project No. 050592

Dear Mr. Linden:

I have reviewed the cost of rehabilitating the old well and the cost of constructing a new well. Based on my review, I have the following probable cost range for you and your Board to review at your next meeting so we can proceed with this project if you so desire;

- A. The construction of a new 10" diameter well to approximately 150' would have a cost range of \$7,500 and \$15,000. The cost difference would be involved with the choice of design as to spotted casing or stainless steel screen section.
- B. The cost of rehabilitating the existing well that is approximately 700' deep, is very difficult to give a narrow range of cost. The probable cost of installing 5" screens and rehabilitating that well would be somewhere between \$10,000 and \$30,000. Most well drillers will not touch this, except on time and materials, so it is virtually impossible to get a very close figure on the time and cost involved.

If you have any questions, please call.

Sincerely,
HOLLADAY ENGINEERING CO.

Michael E. Holladay, P.E.

MEH/db

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$39,494	\$265,828	\$312,640	\$46,812
Non-dwelling rent	740	5,120	8,100	2,980
Other project income	252	3,442	2,000	(1,442)
Interest income	154	3,024	7,500	4,476
Total revenues	<u>\$40,640</u>	<u>\$277,414</u>	<u>\$330,240</u>	<u>\$52,826</u>

STATEMENT OF EXPENDITURES
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,495	\$ 35,661	\$ 50,520	\$14,859
RM & R salaries	4,411	30,683	46,000	15,317
Electricity	1,293	9,260	11,500	2,240
Unemployment tax		1,749	3,000	1,251
State retirement & FICA	1,518	11,459	15,100	3,641
Other management expense	1,022	13,258	9,500	(3,758)
Water, irrigation		928	1,850	922
Insurance - Blue Cross	2,270	15,200	21,000	5,800
Insurance - other	1,339	12,457	24,000	11,543
Legal and accounting	917	7,805	10,990	3,185
Repairs and maintenance	12,109	41,945	49,165	7,220
Sanitation services	1,300	6,200	16,500	10,300
Debt retirement	2,196	17,568	26,355	8,787
Debt reserve	4,000	50,380	44,760	(5,620)
Bank charges	63	405		(405)
Total expenditures	<u>\$36,933</u>	<u>\$254,958</u>	<u>\$330,240</u>	<u>\$75,282</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED AUGUST 31, 1993
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$94,978	\$100	\$ 535	\$10,660	\$978
Deposits:					
Operations	53,876				
Change fund	11,658		11,658		
Interest	137			18	
Transfers					
Disbursements:					
Operations	(58,748)			(10)	
Change fund	(11,658)		(11,658)		
Transfers	(4,000)				
End of month	86,243	\$100	\$ 535	\$10,668	\$978
Less: Accounts payable	(21,120)				
Available after payment of current period payables	\$65,123				

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$ 461	\$2,406		\$113,077
Deposits:				
Operations				
Transfers				4,000
Interest				
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month	\$ 461	\$2,406		\$117,077

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE SIX MONTHS ENDED JUNE 30, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$36,680	\$186,845	\$312,640	\$125,795
Non-dwelling rent	740	3,640	8,100	4,460
Other project income	762	2,090	2,000	(90)
Interest income	1,285	2,734	7,500	4,766
Total revenues	\$39,467	\$195,309	\$330,240	\$134,931

STATEMENT OF EXPENDITURES
FOR THE SIX MONTHS ENDED JUNE 30, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 5,536	\$ 26,672	\$ 50,520	\$ 23,848
RM & R salaries	4,432	21,899	46,000	24,101
Electricity	1,292	6,654	11,500	4,846
Unemployment tax	989	1,749	3,000	1,251
State retirement & FICA	1,706	8,404	15,100	6,696
Other management expense	2,687	11,216	9,500	(1,716)
Water, irrigation		928	1,850	922
Insurance - Blue Cross	2,124	10,807	21,000	10,193
Insurance - other	1,635	8,640	24,000	15,360
Legal and accounting	1,240	6,888	10,990	4,102
Repairs and maintenance	3,110	24,724	49,165	24,441
Sanitation services	700	4,200	16,500	12,300
Debt retirement	2,196	13,176	26,355	13,179
Debt reserve	11,190	42,380	44,760	2,380
Bank charges	49	285		(285)
Total expenditures	\$38,886	\$188,622	\$330,240	\$141,618

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE SIX MONTHS ENDED JUNE 30, 1993
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$61,939	\$100	\$ 535	\$10,623	\$969
Deposits:					
Operations	8,806			17,155	
Change fund	2,158		15,037	12,879	
Interest	96			35	9
Transfers					
Disbursements:					
Operations	(27,099)			(19)	
Change fund	(15,037)		(15,037)		
Transfers	(11,190)				
End of month	19,673	\$100	\$ 535	\$40,673*	\$978
Less: Accounts payable	(12,399)				
Available after payment of current period payables	\$ 7,274				

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$ 461	\$2,386		\$ 96,761
Deposits:				
Operations	294,577			
Transfers				11,190
Interest		20		1,126
Disbursements:				
Operations	(294,577)			
Transfers				
Interest				
Debt retirement				
End of month	\$ 461	\$2,406		\$109,077

*\$30,033.50 should have been deposited in General Fund Checking.
This amount will be transferred in July.

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE SIX MONTHS ENDED JUNE 30, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	2,725.00
7-12-93	Holiday Engineering Water System, June services	<u>274.25</u>
	Total	<u><u>\$111,649.11</u></u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	54,646.46
4-02-93	The Russell Corp. Pmt. 11	115,422.00
4-27-93	The Russell Corp. Pmt. 12	317,046.00
4-27-93	Crowder & Assoc. Architectural Fees	5,980.00

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE SIX MONTHS ENDED JUNE 30, 1993

BUILDINGS UNDER CONSTRUCTION:

5-18-93	NW Technologies Partial Pmt. 4	\$ 8,096.85
6-4-93	Crowder Associates Architectural Fees	5,381.00
6-4-93	The Russell Corporation Payment 13	174,461.00
6-4-93	The Russell Corporation Retainage Release #2	<u>114,735.00</u>
	Total	<u>\$3,606,833.28</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE SIX MONTHS ENDED JUNE 30, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$36,680	\$186,845	\$312,640	\$125,795
Non-dwelling rent	740	3,640	8,100	4,460
Other project income	762	2,090	2,000	(90)
Interest income	1,285	2,734	7,500	4,766
Total revenues	<u>\$39,467</u>	<u>\$195,309</u>	<u>\$330,240</u>	<u>\$134,931</u>

STATEMENT OF EXPENDITURES
FOR THE SIX MONTHS ENDED JUNE 30, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 5,536	\$ 26,672	\$ 50,520	\$ 23,848
RM & R salaries	4,432	21,899	46,000	24,101
Electricity	1,292	6,654	11,500	4,846
Unemployment tax	989	1,749	3,000	1,251
State retirement & FICA	1,706	8,404	15,100	6,696
Other management expense	2,687	11,216	9,500	(1,716)
Water, irrigation		928	1,850	922
Insurance - Blue Cross	2,124	10,807	21,000	10,193
Insurance - other	1,635	8,640	24,000	15,360
Legal and accounting	1,240	6,888	10,990	4,102
Repairs and maintenance	3,110	24,724	49,165	24,441
Sanitation services	700	4,200	16,500	12,300
Debt retirement	2,196	13,176	26,355	13,179
Debt reserve	11,190	42,380	44,760	2,380
Bank charges	49	285		(285)
Total expenditures	<u>\$38,886</u>	<u>\$188,622</u>	<u>\$330,240</u>	<u>\$141,618</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES FOR THE SIX MONTHS ENDED JUNE 30, 1993 (UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$61,939	\$100	\$ 535	\$10,623	\$969
Deposits:					
Operations	8,806			17,155	
Change fund	2,158		15,037	12,879	
Interest	96			35	9
Transfers					
Disbursements:					
Operations	(27,099)			(19)	
Change fund	(15,037)		(15,037)		
Transfers	(11,190)				
End of month	19,673	\$100	\$ 535	\$40,673*	\$978
Less: Accounts payable	(12,399)				
Available after payment of current period payables	\$ 7,274				

OTHER FUNDS:

	CHECKING	O & M FUND CONSTRUCTION SAVINGS	RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$ 461	\$2,386			\$ 96,761
Deposits:					
Operations	294,577				
Transfers					11,190
Interest		20			1,126
Disbursements:					
Operations	(294,577)				
Transfers					
Interest					
Debt retirement					
End of month	\$ 461	\$2,406			\$109,077

*\$30,033.50 should have been deposited in General Fund Checking.
This amount will be transferred in July.

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE SIX MONTHS ENDED JUNE 30, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	2,725.00
7-12-93	Holiday Engineering Water System, June services	<u>274.25</u>
	Total	<u><u>\$111,649.11</u></u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	54,646.46
4-02-93	The Russell Corp. Pmt. 11	115,422.00
4-27-93	The Russell Corp. Pmt. 12	317,046.00
4-27-93	Crowder & Assoc. Architectural Fees	5,980.00

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE SIX MONTHS ENDED JUNE 30, 1993

BUILDINGS UNDER CONSTRUCTION:

5-18-93	NW Technologies Partial Pmt. 4	\$ 8,096.85
6-4-93	Crowder Associates Architectural Fees	5,381.00
6-4-93	The Russell Corporation Payment 13	174,461.00
6-4-93	The Russell Corporation Retainage Release #2	<u>114,735.00</u>
	Total	<u>\$3,606,833.28</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE FIVE MONTHS ENDED MAY 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$32,008	\$150,165	\$312,640	\$162,475
Non-dwelling rent	740	2,900	8,100	5,200
Other project income	524	1,328	2,000	672
Interest income	114	1,449	7,500	6,051
Total revenues	<u>\$33,386</u>	<u>\$155,842</u>	<u>\$330,240</u>	<u>\$174,398</u>

STATEMENT OF EXPENDITURES
FOR THE FIVE MONTHS ENDED MAY 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,288	\$ 21,136	\$ 50,520	\$ 29,384
RM & R salaries	4,055	17,467	46,000	28,533
Electricity	1,301	5,362	11,500	6,138
Unemployment tax		760	3,000	2,240
State retirement & FICA	1,438	6,698	15,100	8,402
Other management expense	1,151	8,529	9,500	971
Water, irrigation		928	1,850	922
Insurance - Blue Cross	1,741	8,683	21,000	12,317
Insurance - other	1,339	7,005	24,000	16,995
Legal and accounting	844	5,648	10,990	5,342
Repairs and maintenance	4,174	21,614	49,165	27,551
Sanitation services	700	3,500	16,500	13,000
Debt retirement	2,196	10,980	26,355	15,375
Debt reserve		31,190	44,760	13,570
Bank charges	45	236		(236)
Total expenditures	<u>\$23,272</u>	<u>\$149,736</u>	<u>\$330,240</u>	<u>\$180,504</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED MAY 31, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$61,861	\$100	\$ 535	\$10,615	\$969
Deposits:					
Operations	41,033				
Change fund	9,018		9,018		
Interest	97			17	
Transfers					
Disbursements:					
Operations	(41,052)			(9)	
Change fund	(9,018)		(9,018)		
Transfers					
End of month	61,939	\$100	\$ 535	\$10,623	\$969
Less: Accounts payable	(10,730)				
Available after payment of current period payables	<u>\$51,209</u>				

OTHER FUNDS:

	<u>CONSTRUCTION CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$ 461	\$2,386		\$96,761
Deposits:				
Operations	8,099			
Transfers				
Interest				
Disbursements:				
Operations	(8,099)			
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,386</u>		<u>\$96,761</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE FOUR MONTHS ENDED APRIL 30, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	<u>2,725.00</u>
	Total	<u>\$111,374.86</u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	54,646.46
4-02-93	The Russell Corp. Pmt. 11	115,422.00
4-27-93	The Russell Corp. Pmt. 12	317,046.00
4-27-93	Crowder & Assoc. Architectural Fees	5,980.00

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE FOUR MONTHS ENDED APRIL 30, 1993

BUILDINGS UNDER CONSTRUCTION:

5-18-93	NW Technologies	\$ 8,096.85
	Partial Pmt. 4	
	Total	<u>\$3,312,256.28</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE FIVE MONTHS ENDED MAY 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$32,008	\$150,165	\$312,640	\$162,475
Non-dwelling rent	740	2,900	8,100	5,200
Other project income	524	1,328	2,000	672
Interest income	114	1,449	7,500	6,051
Total revenues	<u>\$33,386</u>	<u>\$155,842</u>	<u>\$330,240</u>	<u>\$174,398</u>

STATEMENT OF EXPENDITURES
FOR THE FIVE MONTHS ENDED MAY 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,288	\$ 21,136	\$ 50,520	\$ 29,384
RM & R salaries	4,055	17,467	46,000	28,533
Electricity	1,301	5,362	11,500	6,138
Unemployment tax		760	3,000	2,240
State retirement & FICA	1,438	6,698	15,100	8,402
Other management expense	1,151	8,529	9,500	971
Water, irrigation		928	1,850	922
Insurance - Blue Cross	1,741	8,683	21,000	12,317
Insurance - other	1,339	7,005	24,000	16,995
Legal and accounting	844	5,648	10,990	5,342
Repairs and maintenance	4,174	21,614	49,165	27,551
Sanitation services	700	3,500	16,500	13,000
Debt retirement	2,196	10,980	26,355	15,375
Debt reserve		31,190	44,760	13,570
Bank charges	45	236		(236)
Total expenditures	<u>\$23,272</u>	<u>\$149,736</u>	<u>\$330,240</u>	<u>\$180,504</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED MAY 31, 1993
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$61,861	\$100	\$ 535	\$10,615	\$969
Deposits:					
Operations	41,033				
Change fund	9,018		9,018		
Interest	97			17	
Transfers					
Disbursements:					
Operations	(41,052)			(9)	
Change fund	(9,018)		(9,018)		
Transfers					
End of month	61,939	\$100	\$ 535	\$10,623	\$969
Less: Accounts payable	(10,730)				
Available after payment of current period payables	<u>\$51,209</u>				

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$ 461	\$2,386		\$96,761
Deposits:				
Operations	8,099			
Transfers				
Interest				
Disbursements:				
Operations	(8,099)			
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,386</u>		<u>\$96,761</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE FOUR MONTHS ENDED APRIL 30, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	<u>2,725.00</u>
	Total	<u>\$111,374.86</u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	54,646.46
4-02-93	The Russell Corp. Pmt. 11	115,422.00
4-27-93	The Russell Corp. Pmt. 12	317,046.00
4-27-93	Crowder & Assoc. Architectural Fees	5,980.00

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE FOUR MONTHS ENDED APRIL 30, 1993

BUILDINGS UNDER CONSTRUCTION:

5-18-93	NW Technologies	\$ 8,096.85
	Partial Pmt. 4	
	Total	<u>\$3,312,256.28</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE FOUR MONTHS ENDED APRIL 30, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$31,359	\$118,157	\$312,640	\$194,483
Non-dwelling rent	540	2,160	8,100	5,940
Other project income	371	804	2,000	1,196
Interest income	101	1,335	7,500	6,165
Total revenues	<u>\$32,371</u>	<u>\$122,456</u>	<u>\$330,240</u>	<u>\$207,784</u>

STATEMENT OF EXPENDITURES
FOR THE FOUR MONTHS ENDED APRIL 30, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,389	\$ 16,848	\$ 50,520	\$ 33,672
RM & R salaries	4,769	13,412	46,000	32,588
Electricity	929	4,061	11,500	7,439
Unemployment tax		760	3,000	2,240
State retirement & FICA	1,588	5,260	15,100	9,840
Other management expense	1,942	7,378	9,500	2,122
Water, irrigation		928	1,850	922
Insurance - Blue Cross	1,721	6,942	21,000	14,058
Insurance - other	2,682	5,666	24,000	18,334
Legal and accounting	3,167	4,804	10,990	6,186
Repairs and maintenance	4,851	17,440	49,165	31,725
Sanitation services	700	2,800	16,500	13,700
Debt retirement	2,196	8,784	26,355	17,571
Debt reserve	11,190	31,190	44,760	13,570
Bank charges	46	191		(191)
Total expenditures	<u>\$40,170</u>	<u>\$126,464</u>	<u>\$330,240</u>	<u>\$203,776</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED APRIL 30, 1993
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$70,210	\$100	\$ 286	\$10,607	\$969
Deposits:					
Operations	45,068				
Change fund	14,687		14,936		
Interest	83			17	
Transfers					
Disbursements:					
Operations	(42,061)			(9)	
Change fund	(14,936)		(14,687)		
Transfers	(11,190)				
End of month	61,861	<u>\$100</u>	<u>\$ 535</u>	<u>\$10,615</u>	<u>\$969</u>
Less: Accounts payable	(17,076)				
Available after payment of current period payables	<u>\$44,785</u>				

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$ 461	\$2,386		\$85,571
Deposits:				
Operations	438,448			
Transfers				11,190
Interest				
Disbursements:				
Operations	(438,448)			
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,386</u>		<u>\$96,761</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE FOUR MONTHS ENDED APRIL 30, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	<u>2,725.00</u>
	Total	<u>\$111,374.86</u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	54,646.46
4-02-93	The Russell Corp. Pmt. 11	115,422.00
4-27-93	The Russell Corp. Pmt. 12	317,046.00
4-27-93	Crowder & Assoc. Architectural Fees	<u>5,980.00</u>
	Total	<u>\$3,304,159.43</u>

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE FOUR MONTHS ENDED APRIL 30, 1993

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE THREE MONTHS ENDED MARCH 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$29,735	\$86,798	\$312,640	\$225,842
Non-dwelling rent	540	1,620	8,100	6,480
Other project income	5	433	2,000	1,567
Interest income	886	1,234	7,500	6,266
Total revenues	<u>\$31,166</u>	<u>\$90,085</u>	<u>\$330,240</u>	<u>\$240,155</u>

STATEMENT OF EXPENDITURES
FOR THE THREE MONTHS ENDED MARCH 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 3,603	\$12,459	\$ 50,520	\$ 38,061
RM & R salaries	3,637	8,643	46,000	37,357
Electricity	1,052	3,132	11,500	8,368
Unemployment tax	760	760	3,000	2,240
State retirement & FICA	1,260	3,672	15,100	11,428
Other management expense	1,198	5,436	9,500	4,064
Water, irrigation	928	928	1,850	922
Insurance - Blue Cross	1,741	5,221	21,000	15,779
Insurance - other	1,339	2,984	24,000	21,016
Legal and accounting	411	1,637	10,990	9,353
Repairs and maintenance	4,274	12,589	49,165	36,576
Sanitation services	700	2,100	16,500	14,400
Debt retirement	2,196	6,588	26,355	19,767
Debt reserve			44,760	44,760
Bank charges	59	145		(145)
Total expenditures	<u>\$23,158</u>	<u>\$66,294</u>	<u>\$330,240</u>	<u>\$263,946</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED MARCH 31, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$87,475	\$100	\$ 460	\$10,598	\$961
Deposits:					
Operations	40,346				
Change fund	8,411		8,237		
Interest	126			19	8
Transfers					
Disbursements:					
Operations	(57,911)			(9)	
Change fund	(8,237)		(8,411)		
Transfers					
End of month	70,210	<u>\$100</u>	<u>\$ 286</u>	<u>\$10,608</u>	<u>\$969</u>
Less: Accounts payable	<u>(10,436)</u>				
Available after payment of current period payables	<u>\$59,774</u>				

OTHER FUNDS:

	<u>CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$ 461	\$2,366		\$84,860
Deposits:				
Operations	169,743			
Transfers				
Interest		20		711
Disbursements:				
Operations	(169,743)			
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,386</u>		<u>\$85,571</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE THREE MONTHS ENDED MARCH 31, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	<u>2,725.00</u>
	Total	<u>\$111,374.86</u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	<u>54,646.46</u>
	Total	<u>\$2,865,711.43</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$29,313	\$57,063	\$312,640	\$255,577
Non-dwelling rent	540	1,080	8,100	7,020
Other project income	216	428	2,000	1,572
Interest income	348	348	7,500	7,152
Total revenues	<u>\$30,417</u>	<u>\$58,919</u>	<u>\$330,240</u>	<u>\$271,321</u>

STATEMENT OF EXPENDITURES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,652	\$ 8,856	\$ 50,520	\$ 41,664
RM & R salaries	2,475	5,006	46,000	40,994
Electricity	1,223	2,080	11,500	9,420
Unemployment tax			3,000	3,000
State retirement & FICA	1,240	2,412	15,100	12,688
Other management expense	1,530	4,238	9,500	5,262
Water, irrigation			1,850	1,850
Insurance - Blue Cross	1,740	3,480	21,000	17,520
Insurance - other	1,339	1,645	24,000	22,355
Legal and accounting	353	1,226	10,990	9,764
Repairs and maintenance	2,182	8,315	49,165	40,850
Sanitation services	700	1,400	16,500	15,100
Debt retirement	4,392	4,392	26,355	21,963
Debt reserve			44,760	44,760
Bank charges	86	86		(86)
Total expenditures	<u>\$21,912</u>	<u>\$43,136</u>	<u>\$330,240</u>	<u>\$287,104</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED FEBRUARY 28, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$90,230	\$100	\$ 1,400	\$10,580	\$961
Deposits:					
Operations	48,646		7,743	37	
Change fund	8,683				
Interest	311				
Transfers					
Disbursements:					
Operations	(32,652)			(19)	
Change fund	(7,743)		(8,683)		
Transfers	(20,000)				
End of month	87,475	<u>\$100</u>	<u>\$ 460</u>	<u>\$10,598</u>	<u>\$961</u>
Less: Accounts payable	(34,982)				
Available after payment of current period payables	<u>\$52,493</u>				

OTHER FUNDS:

	<u>CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$ 461	\$2,366		\$64,860
Deposits:				
Operations	184,315			
Transfers				20,000
Interest				
Disbursements:				
Operations	(184,315)			
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,366</u>		<u>\$84,860</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	<u>2,725.00</u>
	Total	<u>\$111,374.86</u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Construction Costs	<u>178,653.00</u>
	Total	<u>\$2,695,967.97</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE ONE MONTH ENDED JANUARY 29, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$27,750	\$27,750	\$312,640	\$284,890
Non-dwelling rent	540	540	8,100	7,560
Other project income	212	212	2,000	1,788
Interest income			7,500	7,500
Total revenues	<u>\$28,502</u>	<u>\$28,502</u>	<u>\$330,240</u>	<u>\$301,738</u>

STATEMENT OF EXPENDITURES
FOR THE ONE MONTH ENDED JANUARY 29, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,204	\$ 4,204	\$ 50,520	\$ 46,316
RM & R salaries	2,531	2,531	46,000	43,469
Electricity	857	857	11,500	10,643
Unemployment tax			3,000	3,000
State retirement & FICA	1,172	1,172	15,100	13,928
Other management expense	2,708	2,708	9,500	6,792
Water, irrigation			1,850	1,850
Insurance - Blue Cross	1,740	1,740	21,000	19,260
Insurance - other	306	306	24,000	23,694
Legal and accounting	873	873	10,990	10,117
Repairs and maintenance	6,133	6,133	49,165	43,032
RM & R contract labor	700	700	16,500	15,800
Debt retirement			26,355	26,355
Debt reserve			44,760	44,760
Total expenditures	<u>\$21,224</u>	<u>\$21,224</u>	<u>\$330,240</u>	<u>\$309,016</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED JANUARY 29, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$92,039	\$100	\$ 739	\$10,580	\$961
Deposits:					
Operations	19,735				
Change fund	4,369		5,030		
Interest					
Transfers					
Disbursements:					
Operations	(20,883)				
Change fund	(5,030)		(4,369)		
Transfers					
End of month	90,230	<u>\$100</u>	<u>\$ 1,400</u>	<u>\$10,580</u>	<u>\$961</u>
Less: Accounts payable	(14,485)				
Available after payment of current period payables	<u>\$75,745</u>				

OTHER FUNDS:

	<u>CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$ 461	\$2,366		\$64,860
Deposits:				
Operations				
Transfers				
Interest				
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,366</u>		<u>\$64,860</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE ONE MONTH ENDED JANUARY 29, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
	Beginning Balance	<u>\$82,977.61</u>

BUILDINGS UNDER CONSTRUCTION:

	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	<u>14,928.00</u>
	Total	<u>\$2,511,652.97</u>

CONTRIBUTIONS AND EXPENDITURES:

Beginning Balance	<u>\$293.20</u>
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CASE CONSTRUCTION


KUBOTA

QUOTATION

JULY 16, 1993

DELIVERY DATE

AS SOON AS POSSIBLE

PRICES F.O.B. CALDWELL ID TERMS: FINANCING AVAILABLE

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
ONE	KUBOTA L 2650 GST 23.5 4 WHEEL DRIVE STD TRANS \$11,400	13108 ⁰⁰	20 PTO-HI 13700
ONE	KUBOTA LA 450 S QUICK MOUNT LOADER AND BUCKET \$3,600 ⁰⁰		2700
ONE	POST HOLE AUGER	\$95 ⁰⁰	800
ONE	6' BOX-BLADE W/ SCARIFIERS	635 ²³⁸	850
	Warranty full FREIGHT	300	-
	2 yrs 1000 hrs - Complete SET UP	400	-
	LIST PRICE \$16,930 ⁰⁰	15038 ⁰⁰	18,050 ⁰⁰
	OR 3 yr 1500 Drive train	2500	
	150600 19434	15338	
	-16000- 4300 disc		
ONE	KUBOTA L 2950 GST (GLIDE SHIFT TRANSMISSION) 4 WHEEL DRIVE 26 HP \$16,955 ⁰⁰	18,282 ⁰⁰	
ONE	KUBOTA LA 450 A QUICK MOUNT LOADER AND BUCKET \$3027		
ONE	POST HOLE AUGER	595	
ONE	6' WIDE BOX-BLADE W/ SCARIFIERS	635 ⁰⁰	
	FREIGHT	300	
	SET UP	400	
	LIST PRICE \$21,912 ⁰⁰	20,212 ⁰⁰	
	Mysa		
	Mower, why changed, age 79		
	950 John Deere		

IDAHO TRACTOR, INC.

By Boyd Boonmyk



CURT THIEL
Owner/Manager

Nampa, Idaho 83651 • (208) 466-4611

CASE CONSTRUCTION

QUOTATION



QUOTATION TO

FARM WAY VILLAGE - CALDWELL

JULY 16, 1993

DAVE LINDEN 459 2232

DELIVERY DATE

AS SOON AS POSSIBLE

PRICES F.O.B.

CALDWELL ID

TERMS:

FINANCING AVAILABLE

KUBOTA Ford

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
ONE	KUBOTA L2350 DT 20.5 PTO HP 4 WHEEL DRIVE STD TRANS \$11,400	13108 ⁰⁰	19.5 PTO HP 14,400
ONE	KUBOTA LA450 S QUICK MOUNT LOADER AND BUCKET \$3,600 ⁰⁰		
ONE	POST HOLE AUGER	595 ⁰⁰	200 ⁰⁰
ONE	6' BOX-BLADE W/SCARIFIERS	635	600 ⁰⁰
	FREIGHT	300	N/A
	SET UP	400	N/A
	LIST PRICE \$16,930 ⁰⁰	15038 ⁰⁰	15,200 ⁰⁰
	OR		
ONE	KUBOTA L2950 GST (GLIDE SHIFT TRANSMISSION) 4 WHEEL DRIVE 26 HP \$16,955 ⁰⁰	18,282 ⁰⁰	
ONE	KUBOTA LA450A QUICK MOUNT LOADER AND BUCKET \$3027		
ONE	POST HOLE AUGER	595	
ONE	6' WIDE BOX-BLADE W/SCARIFIERS	635 ⁰⁰	
	FREIGHT	300	
	SET UP	400	
	LIST PRICE \$21,912 ⁰⁰	20,212 ⁰⁰	

All agreements are contingent upon strikes, accidents or other delays unavoidable or beyond our control. These prices are for immediate acceptance and subject to change without notice and to revision to equalize any change in rate of freight at time of shipment. All applicable sales taxes must be added.

IDAHO TRACTOR, INC.

By Boyd B. B...

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$38,244	\$423,491	\$312,640	\$ (110,851)
Non-dwelling rent	740	8,080	8,100	20
Other project income	688	7,362	2,000	(5,362)
Interest income	1,697	6,273	7,500	1,227
Total revenues	<u>\$41,369</u>	<u>\$445,206</u>	<u>\$330,240</u>	<u>\$ (114,966)</u>

STATEMENT OF EXPENDITURES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,531	\$ 54,250	\$ 50,520	\$ (3,730)
RM & R salaries	4,584	47,731	46,000	(1,731)
Electricity	1,471	14,961	11,500	(3,461)
Unemployment tax	775	3,477	3,000	(477)
State retirement & FICA	1,637	17,849	15,100	(2,749)
Other management expense	1,228	18,724	9,500	(9,224)
Water, irrigation		1,937	1,850	(87)
Insurance - Blue Cross	2,481	25,121	21,000	(4,121)
Insurance - other	6,574	24,283	24,000	(283)
Legal and accounting	1,820	12,588	10,990	(1,598)
Repairs and maintenance	7,260	63,918	49,165	(14,753)
Sanitation & lawn care	2,073	18,438	16,500	(1,938)
Debt retirement	2,196	26,352	26,355	3
Debt reserve	4,000	62,380	44,760	(17,620)
Bank charges	45	574		(574)
Total expenditures	<u>\$40,675</u>	<u>\$392,583</u>	<u>\$330,240</u>	<u>\$ (62,343)</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED DECEMBER 31, 1993
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$70,077	\$100	\$ 372	\$10,688	\$986
Deposits:					
Operations	42,820				
Change fund	3,052		2,952		
Interest	86			16	8
Transfers					
Disbursements:					
Operations	(41,518)			(10)	
Change fund	(2,952)		(3,052)		
Transfers	(4,000)				
End of month	67,565	\$100	\$ 272	\$10,694	\$994
Less: Accounts payable	(15,946)				
Available after payment of current period payables	\$51,619				

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month		\$2,425		\$193,305
Deposits:				
Operations				
Transfers				4,000
Interest		20		1,568
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		\$2,445		\$198,873

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	2,725.00
7-12-93	Holiday Engineering Water System, June services	274.25
8-10-93	Anderson Signs Keep Off Grass Signs	105.00
8-10-93	Capital Paint & Glass Storm Doors (20)	2,880.00
8-10-93	Gillingham Construction Operator w/loader	318.75
8-10-93	Ted Parrott Labor	112.00
8-10-93	Quality Concrete Curb and Sidewalk	8,525.15
8-10-93	Root Rents Equipment Rent	29.90
8-10-93	The Russell Corporation Paving	5,622.16
8-10-93	Twin Cities Electric Electrical Service	105.00
10-10-93	Signs, By Smith Equal Housing Opportunity Signs	<u>136.50</u>
	Total	<u>\$129,483.57</u>

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993

CONSTRUCTION COSTS II - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
11-10-93	JUB Engineers Capacity Analysis	\$ 123.58
12-10-93	J.R. Weissrock Co. Survey site	3,200.00
12-29-93	Canyon Co. P & Z Application Fee	<u>50.00</u>
	Total	<u>\$ 3,373.58</u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	54,646.46
4-02-93	The Russell Corp. Pmt. 11	115,422.00
4-27-93	The Russell Corp. Pmt. 12	317,046.00
4-27-93	Crowder & Assoc. Architectural Fees	5,980.00
5-18-93	NW Technologies Partial Pmt. 4	8,096.85

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993

BUILDINGS UNDER CONSTRUCTION (CONTINUED):

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
6-4-93	Crowder Associates Architectural Fees	\$ 5,381.00
6-4-93	The Russell Corporation Payment 13	174,461.00
6-4-93	The Russell Corporation Retainage Release #2	114,735.00
7-12-93	The Russell Corporation Payment 14	63,113.00
7-28-93	NW Technologies Final Payment 5	16,330.75
10-18-93	Russell Corporation Pmt. 15	160,115.00
10-18-93	Crowder & Associates Architectural Fees	<u>724.00</u>
	Total	<u>\$3,847,116.03</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$ 293.20</u>
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HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1992
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1992 BUDGET	REMAINING BUDGET
Dwelling rent	\$25,067	\$294,902	\$265,000	\$(29,902)
Non-dwelling rent	540	6,543	6,480	(63)
Other project income	35	771	1,200	429
Interest income	1,079	5,813	4,500	(1,313)
Total revenues	<u>\$26,721</u>	<u>\$308,029</u>	<u>\$277,180</u>	<u>\$(30,849)</u>

STATEMENT OF EXPENDITURES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1992
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1992 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,106	\$ 43,796	\$ 35,200	\$ (8,596)
RM & R salaries	3,112	38,943	36,740	(2,203)
Electricity	1,170	7,472	8,500	1,028
Unemployment tax	618	2,836	2,250	(586)
State retirement & FICA	1,815	13,645	11,899	(1,746)
Other management expense	752	11,382	8,000	(3,382)
Water, irrigation		1,815	1,850	35
Insurance - Blue Cross	1,740	18,246	14,236	(4,010)
Insurance - other	1,456	18,895	18,200	(695)
Legal and accounting	1,536	10,193	8,750	(1,443)
Repairs and maintenance	2,193	45,665	42,926	(2,739)
RM & R contract labor	700	8,584	13,720	5,136
Debt retirement	4,393	18,517	30,753	12,236
Debt reserve		23,496	44,156	20,660
Bank charges	89	752		(752)
Equipment		7,515		(7,515)
Total expenditures	<u>\$23,680</u>	<u>\$271,752</u>	<u>\$277,180</u>	<u>\$ 5,428</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED DECEMBER 31, 1992
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$66,424	\$100	\$ 739	\$12,367	\$952
Deposits:					
Operations	66,819				
Change fund	14,112		14,112		
Interest	263			46	9
Transfers					
Disbursements:					
Operations	(41,467)			(20)	
Change fund	(14,112)		(14,112)		
Transfers				(1,813)	
End of month	92,039	<u>\$100</u>	<u>\$ 739</u>	<u>\$10,580</u>	<u>\$961</u>
Less: Accounts payable	<u>(8,910)</u>				
Available after payment of current period payables	<u>\$83,129</u>				

OTHER FUNDS:

	<u>CHECKING</u>	<u>O & M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$ 461	\$2,344		\$64,100
Deposits:				
Operations	173,313			
Transfers				
Interest		22		760
Disbursements:				
Operations	(173,313)			
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,366</u>		<u>\$64,860</u>

See accountants' compilation report.

United States
Department of
Agriculture

Farmers
Home
Administration

704 Albany St., Suite 7
Caldwell, Idaho 83605
208-459-0761

July 29, 1993

Donald E. Downen
Caldwell Housing Authority
Gigray, Miller, Downen & Wilper
PO Box 640
Caldwell, ID 83606-0640

RE: Housing Authority City of Caldwell

Dear Mr. Downen:

The Housing Authority has been unable to fund the annual reserve requirements fully for the past several years. These accounts have consequently fallen delinquent to a point where it is doubtful they can ever be brought current. Farmers Home Administration now proposes an agreement be entered into to satisfy the reserve requirements and to assure funds will be available for unexpected emergencies that might occur in the future. We propose to use the ending balance established as of 12-31-92 in the amount of \$67,227.00, and go forward with required amounts from this point in time.

The annual reserve requirements for each Bond Resolution are as follows:

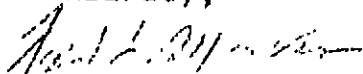
	ANNUAL	TOTAL WHEN FUNDED
OPERATIONS AND MAINTENANCE FUND:		
Bond Resolution 1969-amended	\$ 3,700	\$37,000
Bond Resolution 1982	1,680	16,800
Bond Resolution 1991	None	None
DEBT RESERVE FUND:		
Bond Resolution 1969	2,279	22,790
Bond Resolution 1982	782	7,823
Bond Resolution 1991	39,380	393,800
TOTAL	\$47,821	\$478,213

Using the above numbers and considering other funds to be deposited, the ending balance for 1993 should be as follows:

Required Deposit	\$47,821.00
Energy Credit Payment	16,000.00
On Hand as of 12/31/92	67,227.00
Ending Balance	\$131,048.00

Each month \$3,985.00 (1/12) should be deposited into this account until a total \$47,821.00 has been accumulated. This account will be considered fully funded when a total \$478,213.00 has been accumulated. We will expect this agreement to be very strictly followed with no deviations except fully agreed to by FmHA.

Sincerely,



FRED L. MARKER
District Loan Specialist

cc: Dave Linden, Project Manager
FmHA State Director

1993

Other management expense

2725	Nitz Cabinets
1175	Office furniture
889	Greggall telephones
2240	Toshiba copier

Capital improvements

24950 ⁰⁰	GE - appliances
10368 ⁰⁰	Capital paint + glass (screen doors)

Executive Mtg all can fix central
Joe Flores D. Patton

(Request Copies of letters sent to David Patton)

"Let go" with cause -

Agde: ~~let~~ Approve letters

A. 1. Notice - Effective end of Jan.

2. Right to a hearing

(Request one within 10 days) of this not.

(D. Patton, ^{our} Intent)

Would you attend hearing?

① 1-30-94 ②
Motion: Notice + hearing

Carried

1. Lee

2. Paul

Cause: 1. MTS Rep.

Employment to HSW

+ Duplicate Documents.

Keys -

(Don Danner) 459-0096
adjourn -

1-25-94

Communi Mty
all present

1. Officers remain the same for another year.

1. Dave
2. Emilio

2. #55 Can we locate a way
to stop condensation?

- A. New Budget (less income
from apt. winter)
- B. Monthly Newsletters leave 1994
- C. Enter to small claims court.

X #20 Motion: act to file claim

carried.

1. Emilio
2. ~~Paul~~ Paul.

3. unrestricted fund in place O+M
for Equipment (Replacement)

Financial Statement December

carried

1. Emilio
2. Lee

over

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
December 29, 1993

C O M M I S S I O N E R S M E E T I N G

A G E N D A

1. FmHA Application
 - A. Presentation J. Smithman
 - B. Discussion
2. P & Z Application
 - A. Question: Access Rd.
 - B. Planned Unit Development Alternative
3. Apt. 75 fire - Liability
4. Policy for employees that don't want health insurance
5. Financial Statement for Oct. & Nov. 93

Communications
Mtg

12-29-93

Present all ~~last~~ ~~last~~
additional Ray & Jay

1. Motion to submit application ^{Pre-} To Public & Plans - ① Carlos
Carried ② Lew

2. Motion submitted to provide permanent
access to old Hwy ext 44 - ① Carlos
Carried ② Dave

3. wait on figures from Rora on
loss

4.

C Financial Statement Oct + Nov
Carried ① Carlos
② Lew

adjourn Carlos



HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

1431 Bus. Alt.-Hwy. 95

P.O. Box 235

Payette, ID 83661

(208) 642-3304 • Fax # (208) 642-2159

December 23, 1993

Mr. David Linden
Caldwell Housing Authority
P.O. Box 70
Caldwell, ID 83605

Re: Well and Water System Improvement Project
Project No. 050592

Dear Mr. Linden:

I have reviewed the cost of rehabilitating the old well and the cost of constructing a new well. Based on my review, I have the following probable cost range for you and your Board to review at your next meeting so we can proceed with this project if you so desire;

- A. The construction of a new 10" diameter well to approximately 150' would have a cost range of \$7,500 and \$15,000. The cost difference would be involved with the choice of design as to spotted casing or stainless steel screen section.
- B. The cost of rehabilitating the existing well that is approximately 700' deep, is very difficult to give a narrow range of cost. The probable cost of installing 5" screens and rehabilitating that well would be somewhere between \$10,000 and \$30,000. Most well drillers will not touch this, except on time and materials, so it is virtually impossible to get a very close figure on the time and cost involved.

If you have any questions, please call.

Sincerely,
HOLLADAY ENGINEERING CO.

Michael E. Holladay, P.E.

MEH/db



HOLLADAY ENGINEERING CO.

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December 23, 1993

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Caldwell Housing Authority
P.O. Box 70
Caldwell, ID 83605

Re: Well and Water System Improvement Project
Project No. 050592

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- A. The construction of a new 10" diameter well to approximately 150' would have a cost range of \$7,500 and \$15,000. The cost difference would be involved with the choice of design as to spotted casing or stainless steel screen section.
- B. The cost of rehabilitating the existing well that is approximately 700' deep, is very difficult to give a narrow range of cost. The probable cost of installing 5" screens and rehabilitating that well would be somewhere between \$10,000 and \$30,000. Most well drillers will not touch this, except on time and materials, so it is virtually impossible to get a very close figure on the time and cost involved.

If you have any questions, please call.

Sincerely,
HOLLADAY ENGINEERING CO.

Michael E. Holladay, P.E.

MEH/db

H E HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

1431 Bus. Alt.-Hwy. 95 P.O. Box 235 Payette, ID 83661
(208) 642-3304 • Fax # (208) 642-2159

November 17, 1993

Mr. Dave Linden
Caldwell Housing Authority
P.O. Box 70
Caldwell, Idaho 83606

Re: Caldwell Housing Authority Supplemental Well
Project No. 061193

Dear Mr. Linden:

Based on our conversation, I would make the following recommendations to you and your Board of Directors:

1. The existing well be test pumped for volume and sand quantity and gradation, to allow for review of possible rehabilitation of the existing well.
2. If the volume of water, quantity of sand and gradation are such that the well can be rehabilitated and used, then proceed with rehabilitation and installation of screens and gravel pack.
3. One of the areas that you should address, while we are doing the test pumping, is the water quality of the existing well that is 700' deep. Due to the new water quality requirements for distribution to the public, such as your residence housing project, the use of the well has to be tempered based on the quality of the water that you can provide.

If it turns out that the quantity of water, sand configuration and/or water quality are not satisfactory in the existing well, then a new well needs to be considered as a backup source. I believe you need to do items 1, 2 and 3 to prove to the Farm Home Administration with some justification that, in fact, you do need an additional well or a new well to provide a backup source.

If you did provide a supplemental supply for the existing well that is carrying the load now, I think you need to evaluate the use of a second well drilled into the same aquifer as an alternate source that can be used if the principle well does not function properly or is taken down for maintenance. By drilling two wells into the same aquifer in close proximity, you could use the same storage

Mr. Dave Linden
November 17, 1993
Page 2

facility and the same electrical control system to alternate the two wells. By alternating the two wells, you can increase the useful life of the pump and motor assemblies by allowing them to sit and rest and not be run almost continuously. It would be very easy to put in an alternating relay that alternates the pumps when demand for water supply is provided by the Housing Authority. This would enable you to use a proven water source without having to go through the problems with identifying a new auxiliary supply and possibly having to move off site to find a different source of water, other than the aquifer that you are using at the present time.

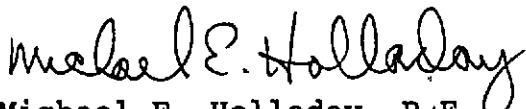
You and I discussed the problems involved with possible contamination or the aquifer diminishing due to the drought situation. It does not appear that the depth of the aquifer will lend itself to possible contamination by surface water or surface contamination. If you have not experienced problems with decreased water table and decreased production due to the years of drought, then the chances of it occurring in the foreseeable future are very small.

Based on the above noted items, if you are interested in proceeding with either of the above scenarios, we can provide you with a detailed cost summary and a scope of work to complete the above noted areas.

I would suggest if the options are considered, that you do include item 1, 2 and 3 initially so you have some justification for requesting Farm Home financing of a supplemental supply.

If you have any questions, please call.

Sincerely,
HOLLADAY ENGINEERING CO.



Michael E. Holladay, P.E.

MEH/db

NOTUS PARMA HIGHWAY DISTRICT #2

P.O. Box 719
Parma, Idaho 83660
15 December 1993

Dave Linden
Farmway Village
PO Box 70
Caldwell, Id 83606

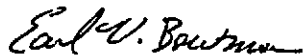
Dear Dave,

The Notus Parma Highway District Commissioners discussed the Farmway Village phase II development plan at their meeting last night. It was decided that the additional 56 units would put an unneeded burden on Farmway Road.

There is currently an average vehicle count that exceeds 1000 cars per day. Another consideration of concern is the narrow bridge south of the main entrance/exit. Both the road and bridge need to be updated which will be as time and money allows.

The Commissioners request that a new approach be designed and established to enter from Highway 44 Ext. This will allow the traffic to go east to either the freeway, old Highway 30 or on east on Highway 44. This new entry/exit should eliminate some of the traffic congestion on Farmway Road.

Sincerely,



Earl Von Bowman
Road Supervisor

CHAPTER 16

PLANNED UNIT DEVELOPMENTS

16.1 - PURPOSE AND POLICY:

(A) Purpose.

- (1) It is the purpose of this Chapter to encourage the unified and planned development of an individually or corporate owned site at the time of development by the use of Planned Unit Developments. Such developments may be permitted without customary division into individual lots, or without specific compliance with the zone regulations which would be applicable to individual lots.

(B) Policy.

- (1) Following the spirit and purpose of this Chapter, much greater latitude in development is permitted than would be permitted by conventional and traditional regulations for development. In consideration of the latitude given and the absence of many of the conventional restrictions, the Commission and/or Board shall have wide discretionary powers in judging and approving or disapproving the imaginative concepts and innovations which may be incorporated into the plans presented, provided the Planned Unit Development shall conform to the general purpose and objectives of the Comprehensive Plan.

16.2 - PROCEDURES:

- (A) The use of the procedure provided in this Chapter superimposes each approved specific Planned Unit Development on the underlying zone regulations as an exception to such underlying zone regulations.

16.3 - USES PERMITTED:

- (A) The use of the Planned Unit Development procedures may permit the inclusion of land uses other than those permitted by the existing underlying zone regulations, subject to the requirement of this Chapter. Planned Unit Developments shall be permitted by a Conditional Use Permit in the following zones: "A", "R-R", "R-1", "R-2", "R-2T", "R-3", "C-1", "C-2", "C-3", "I-P", "M-1", and "M-2".

16.4 - REQUIREMENTS:

- (A) Planned Unit Developments shall comply with the Canyon County Subdivision Ordinance, the adopted Comprehensive Plan and the regulations set forth herein.

16.5 - AREA ASSIGNED TO USE-IN-COMMON:

- (A) The Commission may require that Planned Unit Developments contain open areas for use-in-common by residents and occupants of such developments. Such areas may include, but are not limited to:
- (1) Peripheral buffer strips not less in width than that approved as part of the Planned Unit Development, containing trees and other horticultural plantings;
 - (2) Areas between buildings and outside of platted lots;
 - (3) Areas left in a natural condition. This may include the peripheral buffer strip;
 - (4) Areas of not less than twenty (20) percent of the net area of the development for usable open space. "Net Area" means gross area less area devoted to public use or quasi-public use whether or not available to the public.

16.6 - OWNERSHIP:

- (A) A Planned Unit Development shall be in one ownership or under a unit control during the planning and developmental stage to insure that the development can be accomplished.

16.7 - CONTAINED DEVELOPMENT:

- (A) A Planned Unit Development shall be essentially independent and contained. It shall generally be physically disassociated from surrounding properties, particularly those with different uses. For example, terrain, orientation, streets and highways, woods or rivers may create such separation. If containment is impossible, either the development should be disapproved or approval should be conditioned on the density, design and degree of development insuring achievement of the objectives of this Chapter in the manner in which the site is used.

16.8 - COMPLIANCE WITH OBJECTIVES:

- (A) In addition to compliance with the objectives of this Chapter and the Comprehensive Plan, any applicant for Planned Unit Development approval shall have the burden of demonstrating that a development will achieve public benefit as a result of any deviation from the underlying zoning regulations, through creation of open space or public facilities, conservation, provision of services or needed facilities or otherwise.

APPLICATION CHECKLIST FOR SUBDIVISION REQUESTS

NAME OF SUBDIVISION _____ ASSESSOR'S ACCT # _____

RANGE _____ SECTION _____ TOWNSHIP _____
SUBDIVISION LOCATION _____ DATE OF SUBMISSION _____

NAME OF PETITIONER _____ TELEPHONE NUMBER _____

PETITIONER'S ADDRESS _____

NAME OF PETITIONER'S CONSULTANT _____ TITLE (SURVEYOR, ENGINEER) _____

CONSULTANT'S ADDRESS _____ TELEPHONE NUMBER _____

TYPE OF SUBDIVISION*

- () 2 lots (when in an existing subdivision plat= Resubdivision)
see Section 1.3(3).
- () 3 or 4 Lots [No plat is required - see Section 2.5(1)].
- () 5 to 10 Lots [Preliminary and Final Plat may be processed at
the same time - see Section 2.5(2)]
- () 11 or more [Process Preliminary Plat, then Process Final Plat
see Section 2.3 and 2.4]

* See Definition of a Subdivision in Subdivision Ord. #77-004,
Section 1.4, #36 on page 10.

INITIAL REQUIREMENTS:

- () PRE-APPLICATION CONFERENCE WITH STAFF
- () PRE-APPLICATION REVIEW BY STAFF

PRELIMINARY PLAT REQUIREMENTS:

- () SUBDIVISION FILING FEE (Please pay at time of filing forms and
attach copy of receipt to this application)
 - () \$100.00 base fee (ten (10) lots or less).
 - () \$2.00 additional charge for each lot over ten (10)
up to fifty (50) lots.
 - () \$1.50 additional charge for each lot over fifty
(50) up to one hundred (100) lots.
 - () \$1.00 additional charge for each lot over one
hundred (100) lots.
- () FORM OF PRESENTATION
 - () Size of Drawings (Minimum 24"x36"-Maximum 42"x60").
 - () Scale of Drawings (No smaller than 1"=100').
 - () Number of Copies (Twelve).

() DESCRIPTIVE DATA

- () Scale.
- () North Arrow.
- () Date of Preparation.
- () Date of Revisions (If Applicable).
- () Vicinity Map (1"=800').

() EXISTING CONDITIONS DATA

- () Contour Map.
- () Location of Water Features (wells, streams, canals, laterals, ditches, lakes, etc.).
- () Direction of Flow and Areas of Flooding.
- () Location, Widths, and Names of all platted streets, railroads, utility rights of way, public areas and permanent structures.
- () Name, book and page numbers of any recorded adjacent subdivisions.
- () Existing zoning classification(s) of the tract of land.
- () Acreage of tract of land.
- () Boundary Dimensions.
- () Names and addresses of adjoining property owners within 300 feet of the exterior boundary of the subdivision.

() PROPOSED CONDITIONS DATA

- () Street layout, including location, width and proposed names of public streets, alleys, pedestrian ways, and easements; connections to adjoining platted tract.
- () Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot numbered individually; total number of lots.
- () Location, width, and use of easements.
- () Designation of all land to be dedicated or reserved for public use with use indicated.
- () If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change if any.
- () If the proposed subdivision is part of a large area intended for development, a development master plan of the entire area is required.
- () Appropriate information that sufficiently details proposed development within any special development area, such a hillside, planned unit development, flood plain, cemetery, mobile home, large scale development, hazardous and unique areas of development.

() PROPOSED UTILITY METHODS

- () SEWAGE DISPOSAL (It shall be the responsibility of the subdivider to furnish the Canyon County Planning and Zoning Office such evidence as may be required relative to the design and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.)
- () WATER SUPPLY (It shall be the responsibility of the subdivider to furnish the Canyon County Planning and Zoning Office such evidence as may be required to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.)
- () STORM WATER DISPOSAL (It shall be the responsibility of the subdivider to furnish the Canyon County Planning and Zoning Office such evidence as may be required relative to the design and operation of any storm water system proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.)
- () IRRIGATION SYSTEM (It shall be the responsibility of the subdivider to furnish the Canyon County Planning and Zoning Office such evidence as may be required relative to the design and operation of any proposed irrigation system in conformance with IDAHO CODE 31-3805. A statement as to irrigation system proposals shall appear on the preliminary plat.)

() CERTIFICATION by: _____ date: _____

Upon receipt of the preliminary plat and all required data as provided herein, the Canyon County Planning and Zoning Office shall certify the application as complete and shall affix the date of application acceptance thereon.

() AGENCY REVIEW (See NOTIFICATION CHECKLIST)

The Canyon County Planning and Zoning Office shall transmit one (1) copy of the application to county departments and such other agencies that have jurisdiction or an interest in the proposed subdivision for their review and recommendation. This shall include review by the City on lands to be subdivided within one (1) mile of any corporate limits, or as required by the Idaho Code, within those areas identified as an "Area of City Impact."

If no written reply is received from the various departments or interested agencies within ten (10) days from the date of notification, except for affected cities, approval of the preliminary plat by such department or agency will be considered to be granted. Expedicious review by cities is mandatory. [For timely review purposes, the date of notification mentioned above will be _____.]

() COMMISSION ACTION - Date: _____
Said preliminary plat shall therefore be placed on the Commission agenda for consideration at the next regular meeting of the Commission. The Commission shall approve, approve conditionally or disapprove the preliminary plat within thirty (30) days after the date of the regular meeting at which the plat preliminary is first considered. The reasons for such action shall be stated in writing, a copy of which shall be attached to one (1) copy of the preliminary plat and returned to the subdivider. Upon approval or disapproval by the Commission, the preliminary plat together with a complete copy of the Commission's findings and report of action shall be transmitted to the Board of County Commissioners. The reason for action taken shall specify with the provisions of this Ordinance and the Idaho Code.

The ordinance and standards used in evaluating the application;

The reasons for approval or denial; and,

The actions, if any, that the applicant could take to gain approval of the proposal.

() BOARD ACTION - HEARING DATE _____

The Board of County Commissioners shall act upon the report of the Commission within ten (10) days, or at its next regular meeting following receipt of the report. Upon conclusion of the meeting at which time the preliminary plat is considered the Board shall, within seven (7) days sustain, modify or reject the recommendations of the Commission. The reason for action taken shall specify:

The ordinance and standards used in evaluating the application; The reasons for approval or denial; and
The actions, if any, that the applicant could take to gain approval of the proposal.

The time limits for acting on the preliminary plat as hereinspecified may be extended by mutual consent of the subdivider and the Commission and/or the Board.

FINAL PLAT REQUIREMENTS:

After approval or conditional approval of the preliminary plat, the subdivider may cause the subdivision, or part thereof, to be surveyed and a final plat prepared in accordance with the preliminary plat as approved.

() METHOD AND MEDIUM OF PRESENTATION

- () All plats to be offered for recording shall be in accordance with all information shown on the original plat.
- () Copies of the recorded plat shall be reproduced in the form of blueline or blackline prints on a white background.
- () The plat shall be drawn to an accurate scale not smaller than one hundred (100) feet to the inch.

() IDENTIFICATION DATA REQUIRED

- () A title which includes the name of the subdivision and its location by township, range, and section.
- () Name, address, and official seal of the registered professional engineer or registered land surveyor preparing the plat.
- () Scale, north arrow, and date of the plat preparation.

() SURVEY DATA REQUIRED

- () Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.
- () Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.
- () Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.

- DEDICATION AND ACKNOWLEDGEMENT REQUIRED
- () Name, right-of-way lines, courses, lengths, width of all public streets, alleys, pedestrian ways, and utility easements; radii, points of tangency, and central angles of all curvilinear streets and alleys, and radii of all rounded street line intersections.
 - () All drainageways to be dedicated to the public shall be shown on the plat.
 - () All easements for rights-of-way provided for public services or utilities and any limitations of the easements. Construction within the easement shall be limited to utilities; and wood, wire or removable section type fencing.
 - () All lots and blocks shall be numbered throughout the plat in accordance with the Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered, or named and clearly dimensioned.
 - () Location, dimensions, bearings, radii, arcs, and central angles of all sites to be dedicated to the public, will be clearly indicated and intended use specified.
- () DEDICATION AND ACKNOWLEDGEMENT REQUIRED
- () DEDICATION
A statement of dedication of all streets, alleys, drainageways, pedestrian ways, and other easements for public use by the person holding title of record and by persons holding title as vendees under land contract. If lands dedicated are mortgaged the mortgagee shall also sign the plat.
 - () ACKNOWLEDGEMENT REQUIRED
Execution of dedication shall be acknowledged and certified by a notary public.
- () CERTIFICATIONS REQUIRED
- () Certification by the registered professional engineer or registered land surveyor stating on the plat that the plat is correct and accurate, and that the monuments described in it have been located as described.
 - () Certification of plat approval by the County Engineer.
 - () Certification of plat approval by the County Planning and Zoning Commission.
 - () Certification of plat approval by the Board of County Commissioners.
 - () Certification of recordation by the County Recorder.
 - () Certification of plat approval by the City if the proposed subdivision is within one (1) mile of the corporate limits or is within an area designated as an "Area of City Impact."
- () AGENCY REVIEW (See NOTIFICATION CHECKLIST)
- The Canyon County Planning and Zoning Office shall transmit one (1) copy of the final plat for review by departments and agencies, or others as may be deemed necessary to ensure compliance with the approved preliminary plat. If no written replies are received from any of the various departments or interested agencies within ten (10) days from the date of notification, approval of the final plat by such department or agency will be considered granted.

() COMMISSION ACTION

The final plat, prepared in accordance with Idaho Code and the provisions set forth herein, shall be submitted to the Canyon County Planning and Zoning Office.

In the event the final plat does not conform to the approved preliminary plat, the Canyon County Planning and Zoning Office shall so inform the subdivider and proceed to assign the final plat to the Commission agenda for its action as a preliminary plat.

- () Two (2) sets of prints of the plans and specifications for all proposed improvements.
- () Current title report or other evidence acceptable to the County showing proof of ownership of the tract of land being platted.
- () The final plat, when submitted to the Canyon County Planning and Zoning Office, shall bear all required certificates, acknowledgements, and signatures.

() BOARD ACTION

Upon receipt of the final plat, and all other data as required herein, the Board shall thereafter place the final plat on their agenda for consideration at a regular meeting held not less than fifteen (15) days after the date of submittal of the completed submission. The Board, following receipt of the final plat shall consider said plat and any changes from the preliminary plat approved by the Commission. If said plat conforms to the requirements of this ordinance and the Idaho Code, the Board shall approve said plat. At the time of approval and recording of the final plat, the Board shall accept the dedications shown thereon and shall, as a condition precedent to the approval of any final plat, require the subdivider either to improve or agree to improve the streets and all other public improvements by furnishing surety agreement, in accordance with standards approved for the preliminary plat.

() TIME LIMITATIONS

- () The final plat shall be filed with the County Recorder within one (1) year after approval of the Board, otherwise such approval shall become null and void unless an extension of time is applied for and granted
- () In the event that the development of the preliminary plat is made in successive continuous segments in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of twenty-four (24) months may be considered for final plat approval. In the event a longer period elapses, the preliminary plat must be reviewed by the Commission.



State of Idaho
DEPARTMENT OF HEALTH AND WELFARE
Division of Family and Community Services

CECIL D. ANDRUS
Governor
JERRY L. HARRIS
Director
KEN PATTERSON
Administrator

BUREAU OF FAMILY SELF SUPPORT (208) 334-5730

450 W. State Street, 3rd Fl
Boise, ID 83720-5450
(208) 334-5700
FAX (208) 334-6699
TDD (208) 334-4921

November 30, 1993

David Linden, Project Administrator
Caldwell Housing Authority
P. O. Box 70
Caldwell, ID 83606-0070

Dear David:

Enclosed you will find the responses that you need for the Planning and Zoning application. I have also included a copy of the market study to insert with the submission. The responses are also on the floppy disc that is enclosed. Give me a call if you have any trouble figuring out how to use it.

We may want to add a few lines about additional structures that we are planning to add. We will not have a definite plan until we have had the opportunity to meet with Joe Dalton. He will be out of town until this Friday. Ray and I will meet with him as soon as possible. If we need to have any changes, it will be easy to alter on the computer.

Please complete your part of the application. We will need to get on the P & Z calendar as soon as possible. Call me if you have any questions.

Sincerely yours,

J. E. Smithman
Housing Specialist



Printed on
recycled paper.

office

HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO

REPORT ON COMPILATION OF
FINANCIAL STATEMENTS
AND OTHER FINANCIAL INFORMATION
FOR THE TEN MONTHS ENDED OCTOBER 31, 1993

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

We have compiled the accompanying statements of revenues and expenditures for the ten months ended October 31, 1993, and the supplemental schedules of cash balances for the current month of the Housing Authority of the City of Caldwell, Idaho, in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements and supplemental schedules information that is the representation of management. We have not audited or reviewed the accompanying financial statements and supplemental schedules and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit all the disclosures, fund balance sheets, statements of transfers and cash flows and changes in fund balance and other equity accounts required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements they might influence the user's conclusions about the Housing Authority's financial position. Accordingly, these financial statements are designed for those who are informed about such matters.

Ripley Doorn & Company

November 24, 1993

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TEN MONTHS ENDED OCTOBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$39,671	\$345,745	\$312,640	\$(33,105)
Non-dwelling rent	740	6,600	8,100	1,500
Other project income	216	5,243	2,000	(3,243)
Interest income	103	4,477	7,500	3,023
Total revenues	<u>\$40,730</u>	<u>\$362,065</u>	<u>\$330,240</u>	<u>\$(31,825)</u>

STATEMENT OF EXPENDITURES
FOR THE TEN MONTHS ENDED OCTOBER 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 5,075	\$ 45,320	\$ 50,520	\$ 5,200
RM & R salaries	4,210	39,009	46,000	6,991
Electricity	1,465	12,172	11,500	(672)
Unemployment tax		2,702	3,000	298
State retirement & FICA	1,679	14,652	15,100	448
Other management expense	1,296	16,096	9,500	(6,596)
Water, irrigation	1,009	1,937	1,850	(87)
Insurance - Blue Cross	2,480	20,160	21,000	840
Insurance - other	2,459	16,256	24,000	7,744
Legal and accounting	1,004	9,284	10,990	1,706
Repairs and maintenance	5,735	53,237	49,165	(4,072)
Sanitation & lawn care	4,315	14,745	16,500	1,755
Debt retirement	2,196	21,960	26,355	4,395
Debt reserve		54,380	44,760	(9,620)
Bank charges	45	482		(482)
Total expenditures	<u>\$32,968</u>	<u>\$322,392</u>	<u>\$330,240</u>	<u>\$ 7,848</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED OCTOBER 31, 1993
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$85,851	\$100	\$ 535	\$10,675	\$986
Deposits:					
Operations	47,391				
Change fund	7,261		7,098		
Interest	87			16	
Transfers					
Disbursements:					
Operations	(72,224)				
Change fund	(7,098)		(7,261)		
Transfers					
End of month	61,268	\$100	\$ 372	\$10,682	\$986
Less: Accounts payable	(17,545)				
Available after payment of current period payables	\$43,723				

13000
Actual
acct's payable
for Oct.

Large acct payable from prev. month 13887
10-11 Lumber 6935
Asphalt patching (B)
Asphalt & middlemen - 3000

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$ 461	\$2,425		\$122,262
Deposits:				
Operations	160,839			
Transfers				
Interest				
Disbursements:				
Operations	(160,839)			
Transfers				
Interest				
Debt retirement				
End of month	\$ 461	\$2,425		\$122,262

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TEN MONTHS ENDED OCTOBER 31, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	2,725.00
7-12-93	Holiday Engineering Water System, June services	274.25
8-10-93	Anderson Signs Keep Off Grass Signs	105.00
8-10-93	Capital Paint & Glass Storm Doors (20)	2,880.00
8-10-93	Gillingham Construction Operator w/loader	318.75
8-10-93	Ted Parrott Labor	112.00
8-10-93	Quality Concrete Curb and Sidewalk	8,525.15
8-10-93	Root Rents Equipment Rent	29.90
8-10-93	The Russell Corporation Paving	5,622.16
8-10-93	Twin Cities Electric Electrical Service	105.00
10-10-93	Signs, By Smith Equal Housing Opportunity Signs	<u>136.50</u>
	Total	<u>\$129,483.57</u>

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TEN MONTHS ENDED OCTOBER 31, 1993

CONSTRUCTION COSTS II - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
11-10-93	JUB Engineers Capacity Analysis	\$ <u>123.58</u>

BUILDINGS UNDER CONSTRUCTION:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52
1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	54,646.46
4-02-93	The Russell Corp. Pmt. 11	115,422.00
4-27-93	The Russell Corp. Pmt. 12	317,046.00
4-27-93	Crowder & Assoc. Architectural Fees	5,980.00
5-18-93	NW Technologies Partial Pmt. 4	8,096.85
6-4-93	Crowder Associates Architectural Fees	5,381.00
6-4-93	The Russell Corporation Payment 13	174,461.00

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TEN MONTHS ENDED OCTOBER 31, 1993

BUILDINGS UNDER CONSTRUCTION (CONTINUED):

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
6-4-93	The Russell Corporation Retainage Release #2	114,735.00
7-12-93	The Russell Corporation Payment 14	63,113.00
7-28-93	NW Technologies Final Payment 5	16,330.75
10-18-93	Russell Corporation Pmt. 15	160,115.00
10-18-93	Crowder & Associates Architectural Fees	<u>724.00</u>
	Total	<u>\$3,847,116.03</u>

CONTRIBUTIONS AND EXPENDITURES:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	<u>\$ 293.20</u>

OATH OF COMMISSIONER OF HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO

I do solemnly swear (or affirm) that I will support the Constitution of the United States and the constitution of the State of Idaho, and that I will faithfully discharge duties of the office of Commissioner of the Housing Authority of the City of Caldwell, Idaho, according to the best of my ability.

Paul Okamura

I, _____, Notary Public in and for the County of Canyon and State of Idaho, hereby certify that _____, to me personally know and by me known to be one of the Commissioners of the Housing Authority of the City of Caldwell, Idaho, appeared before me on the _____ day of _____, 19____, and made the above oath.

Notary Public

(SEAL)

My Commission Expires _____

HOUSING AUTHORITY

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

1993

COMMISSIONERS OF THE HOUSING OF THE CITY OF CALDWELL EXPIRATION OF TERMS

PAUL OKAMURA	TERM EXPIRES	12/31/93
CAMILO LOPEZ	" "	12/31/94
ROBERT L. KERFOOT	" "	12/31/95
DAVID L. CORNWELL	" "	12/31/96
DONALD E. DOWNEN	" "	12/31/97
Paul Okamura	" "	12/31/98