

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,185	\$361,835	\$399,174	\$ 37,339
Non-dwelling rent	740	6,660	8,500	1,840
Other project income	988	6,910	8,000	1,090
Interest income	2,272	7,056	7,000	(56)
Total revenues	<u>\$44,185</u>	<u>\$382,461</u>	<u>\$422,674</u>	<u>\$ 40,213</u>

STATEMENT OF EXPENDITURES
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 3,759	\$ 40,733	\$ 54,340	\$ 13,607
RM & R salaries	5,947	48,770	61,342	12,572
Electricity	1,261	12,327	15,000	2,673
Unemployment tax	272	2,506	3,000	494
State retirement & FICA	1,617	15,425	20,537	5,112
Other management expense	2,298	21,977	16,400	(5,577)
Water, irrigation	1,089	2,098	1,950	(148)
Insurance - Blue Cross	1,979	20,080	26,856	6,776
Insurance - other	1,810	19,282	26,965	7,683
Legal and accounting	462	8,514	11,250	2,736
Repairs and maintenance	5,533	63,376	57,114	(6,262)
Sanitation & lawn care	5,120	36,809	37,565	756
Debt retirement	4,392	19,764	26,355	6,591
Debt reserve	8,000	52,000	64,000	12,000
Bank charges	46	400		(400)
Total expenditures	<u>\$43,585</u>	<u>\$364,061</u>	<u>\$422,674</u>	<u>\$ 58,613</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED SEPTEMBER 30, 1994
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$75,022	\$100	\$ 656	\$20,046	\$1,010
Deposits:					
Operations	49,938				
Change fund	8,164		8,164		
Interest	74			27	8
Transfers					
Disbursements:					
Operations	(49,250)			(11)	
Change fund	(8,164)		(8,164)		
Transfers	(8,000)				
End of month	67,784	\$100	\$ 656	\$20,062	\$1,018
Less: Accounts payable	(18,084)				
Available after payment of current period payables	<u>\$49,700</u>				

OTHER FUNDS:

	O & M FUND CONSTRUCTION CHECKING	RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month		\$2,485		\$231,235
Deposits:				
Operations				
Transfers				8,000
Interest		20		2,143
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		<u>\$2,505</u>		<u>\$241,378</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,405	\$321,650	\$399,174	\$ 77,524
Non-dwelling rent	740	5,920	8,500	2,580
Other project income	1,114	5,922	8,000	2,078
Interest income	140	4,784	7,000	2,216
Total revenues	<u>\$42,399</u>	<u>\$338,276</u>	<u>\$422,674</u>	<u>\$ 84,398</u>

STATEMENT OF EXPENDITURES
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,005	\$ 36,974	\$ 54,340	\$ 17,366
RM & R salaries	6,593	42,823	61,342	18,519
Electricity	1,275	11,066	15,000	3,934
Unemployment tax	296	2,234	3,000	766
State retirement & FICA	1,736	13,808	20,537	6,729
Other management expense	1,931	19,679	16,400	(3,279)
Water, irrigation		1,009	1,950	941
Insurance - Blue Cross	2,220	18,101	26,856	8,755
Insurance - other	2,803	17,472	26,965	9,493
Legal and accounting	963	8,052	11,250	3,198
Repairs and maintenance	3,802	57,843	57,114	(729)
Sanitation & lawn care	5,995	31,689	37,565	5,876
Debt retirement		15,372	26,355	10,983
Debt reserve		44,000	64,000	20,000
Bank charges	47	354		(354)
Total expenditures	<u>\$31,666</u>	<u>\$320,476</u>	<u>\$422,674</u>	<u>\$102,198</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED AUGUST 31, 1994
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$40,371	\$100	\$ 646	\$20,029	\$1,010
Deposits:					
Operations	54,841				
Change fund	9,382		9,392		
Interest	58			28	
Transfers	15,635				
Disbursements:					
Operations	(35,873)			(11)	
Change fund	(9,392)		(9,382)		
Transfers					
End of month	75,022	<u>\$100</u>	<u>\$ 656</u>	<u>\$20,046</u>	<u>\$1,010</u>
Less: Accounts payable	(24,326)				
Available after payment of current period payables	<u>\$50,696</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		\$2,485		\$246,817
Deposits:				
Operations				
Transfers				
Interest				53
Disbursements:				
Operations				
Transfers				(15,635)
Interest				
Debt retirement				
End of month		<u>\$2,485</u>		<u>\$231,235</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE SEVEN MONTHS ENDED JULY 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,662	\$281,245	\$399,174	\$117,929
Non-dwelling rent	740	5,180	8,500	3,320
Other project income	869	4,808	8,000	3,192
Interest income	79	4,644	7,000	2,356
Total revenues	<u>\$42,350</u>	<u>\$295,877</u>	<u>\$422,674</u>	<u>\$126,797</u>

STATEMENT OF EXPENDITURES
FOR THE SEVEN MONTHS ENDED JULY 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,432	\$ 32,969	\$ 54,340	\$ 21,371
RM & R salaries	5,825	36,230	61,342	25,112
Electricity	988	9,791	15,000	5,209
Unemployment tax	288	1,938	3,000	1,062
State retirement & FICA	1,694	12,072	20,537	8,465
Other management expense	1,072	17,748	16,400	(1,348)
Water, irrigation		1,009	1,950	941
Insurance - Blue Cross	2,221	15,881	26,856	10,975
Insurance - other	2,235	14,669	26,965	12,296
Legal and accounting	1,214	7,089	11,250	4,161
Repairs and maintenance	20,770	54,041	57,114	3,073
Sanitation & lawn care	5,154	25,694	37,565	11,871
Debt retirement	2,196	15,372	26,355	10,983
Debt reserve	4,000	44,000	64,000	20,000
Bank charges	45	307		(307)
Total expenditures	<u>\$52,134</u>	<u>\$288,810</u>	<u>\$422,674</u>	<u>\$133,864</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED JULY 31, 1994
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$61,917	\$100	\$ 378	\$20,012	\$1,010
Deposits:					
Operations	49,288				
Change fund	8,335		8,603		
Interest	51			28	
Transfers					
Disbursements:					
Operations	(66,617)			(11)	
Change fund	(8,603)		(8,335)		
Transfers	(4,000)				
End of month	40,371	<u>\$100</u>	<u>\$ 646</u>	<u>\$20,029</u>	<u>\$1,010</u>
Less: Accounts payable	(13,283)				
Available after payment of current period payables	<u>\$27,088</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		\$2,485		\$242,817
Deposits:				
Operations				
Transfers				4,000
Interest				
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		<u>\$2,485</u>		<u>\$246,817</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE FIVE MONTHS ENDED MAY 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$39,990	\$200,354	\$399,174	\$198,820
Non-dwelling rent	740	3,700	8,500	4,800
Other project income	696	3,157	8,000	4,843
Interest income	101	2,369	7,000	4,631
Total revenues	<u>\$41,527</u>	<u>\$209,580</u>	<u>\$422,674</u>	<u>\$213,094</u>

STATEMENT OF EXPENDITURES
FOR THE FIVE MONTHS ENDED MAY 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,724	\$ 23,791	\$ 54,340	\$ 30,549
RM & R salaries	5,593	24,275	61,342	37,067
Electricity	392	6,381	15,000	8,619
Unemployment tax	289	1,346	3,000	1,654
State retirement & FICA	1,791	8,574	20,537	11,963
Other management expense	1,273	13,815	16,400	2,585
Water, irrigation		1,009	1,950	941
Insurance - Blue Cross	2,259	11,438	26,856	15,418
Insurance - other	1,912	10,624	26,965	16,341
Legal and accounting	959	5,875	11,250	5,375
Repairs and maintenance	5,608	26,093	57,114	31,021
Sanitation & lawn care	5,945	15,620	37,565	21,945
Debt retirement	2,196	10,980	26,355	15,375
Debt reserve	4,000	36,000	64,000	28,000
Bank charges	47	217		(217)
Total expenditures	<u>\$36,988</u>	<u>\$196,038</u>	<u>\$422,674</u>	<u>\$226,636</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED MAY 31, 1994
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$74,600	\$100	\$ (628)	\$19,980	\$1,002
Deposits:					
Operations	47,838		3,204		
Change fund	2,201				
Interest	74			27	
Transfers					
Disbursements:					
Operations	(62,430)			(11)	
Change fund	(3,204)		(2,201)		
Transfers	(4,000)				
End of month	55,079	<u>\$100</u>	<u>\$ 375</u>	<u>\$19,996</u>	<u>\$1,002</u>
Less: Accounts payable	(19,164)				
Available after payment of current period payables	<u>\$35,915</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		\$2,465		\$232,738
Deposits:				
Operations				
Transfers				
Interest				
Disbursements:				
Operations				
Transfers				4,000
Interest				
Debt retirement				
End of month		<u>\$2,465</u>		<u>\$236,738</u>

See accountants' compilation report.

CROWDER ASSOCIATES

P. O. BOX 1757
BOISE, IDAHO 83701-1757

STATUS OF REQUESTS FOR PROPOSALS

DATE	ITEM		CURRENT STATUS
6/21/95	16	DELETE RE-STRIPING AND NUMBERING OF EXISTING PARKING SPACES REMOVE EXISTING CHAIN LINK SECTION AND GRAVEL APPROACH ALONG FARMWAY RD.	WAITING PROPOSAL
6/16	15	RE-ROUTE EXISTING UNDERGROUND CORRUGATED PIPE AS REQUIRED TO AVOID BUILDING #13	WAITING PROPOSAL
6/13	14	ELECTRICAL CONNECTION AT WATER HEATER IN COMMUNITY ROOM	NEXT CO
6/1	13	THICKEN FOOTING OF PORTION OF BUILDING #10 TO BEAR UPON UNDISTURBED SOIL	NEXT CO
5/26	12	DELETE PORTION OF OPEN RAIL FENCE BETWEEN SOUTHWEST CORNER OF SITE & EXIST. IRRIG. SYSTEM RISER	SEE REVISE FENCE PLAN
5/26	11	DELETE IRRIGATION PIPE FOR SURFACE RUNOFF ADJACENT TO DAYCARE FENCE	DRAIN SWALE
5/26	10	ADD CLEANOUTS TO SEWER LINES AS REQUESTED BY STATE PLUMBING INSPECTOR	WAITING PROPOSAL
5/26	9	RELOCATE APPROX. 5 PARKING SPACES IN FRONT OF BLDGS. 2 & 3. LOCATE ACROSS DRIVEWAY	NEXT CO
5/22	8	PROVIDE HUMIDISTAT CONTROL FOR LAUNDRY ROOM EXHAUST FANS	C.O. #3 APPROVED
5/22	7	DELETE MAKE-UP AIR GRILLES WHERE INDICATED	C.O. #3 APPROVED
5/22	6	DELETE SHINGLE MOULD AT ALL LOCATIONS	NEXT CO

STATUS OF REQUESTS FOR PROPOSALS
PAGE 2

5/11	5	RELOCATE EXISTING WATER MAINS AT SOUTHEAST PORTION OF SITE	WAITING PROPOSAL
5/11	4	CHANGE NOTE #11 TO NOTE #10 ON SHEET M-10	C.O. #3 APPROVED
4/23	3	PROPOSAL TO LOWER PIPED IRRIG. DITCH	N O COST TO OWNER
4/14	2	PROPOSAL FOR TREE WELLS WHERE NEEDED	UNIT COST \$390/TREE NO ACTION
4/14	1	PROPOSAL FOR COVER FOR EXIST. OPEN IRRIG. BOXES	WAITING INSTRUC- TIONS

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE FOUR MONTHS ENDED APRIL 30, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,448	\$160,364	\$399,174	\$238,810
Non-dwelling rent	740	2,960	8,500	5,540
Other project income	768	2,461	8,000	5,539
Interest income	101	2,268	7,000	4,732
Total revenues	<u>\$42,057</u>	<u>\$168,053</u>	<u>\$422,674</u>	<u>\$254,621</u>

STATEMENT OF EXPENDITURES
FOR THE FOUR MONTHS ENDED APRIL 30, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,604	\$ 19,067	\$ 54,340	\$ 35,273
RM & R salaries	5,273	18,682	61,342	42,660
Electricity	1,420	5,989	15,000	9,011
Unemployment tax	277	1,057	3,000	1,943
State retirement & FICA	1,763	6,783	20,537	13,754
Other management expense	6,699	12,542	16,400	3,858
Water, irrigation		1,009	1,950	941
Insurance - Blue Cross	2,221	9,179	26,856	17,677
Insurance - other	3,135	8,712	26,965	18,253
Legal and accounting	4,270	4,916	11,250	6,334
Repairs and maintenance	5,565	20,485	57,114	36,629
Sanitation & lawn care	4,815	9,675	37,565	27,890
Debt retirement	2,196	8,784	26,355	17,571
Debt reserve	4,000	32,000	64,000	32,000
Bank charges	46	170		(170)
Total expenditures	<u>\$46,284</u>	<u>\$159,050</u>	<u>\$422,674</u>	<u>\$263,624</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED APRIL 30, 1994
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$78,143	\$100	\$ (628)	\$10,708	\$1,002
Deposits:					
Operations	51,417				
Change fund	7,874		7,874		
Interest	86			15	
Transfers				9,267	
Disbursements:					
Operations	(41,799)			(10)	
Change fund	(7,874)		(7,874)		
Transfers	(13,247)				
End of month	74,600	<u>\$100</u>	<u>\$ (628)</u>	<u>\$19,980</u>	<u>\$1,002</u>
Less: Accounts payable	<u>(26,781)</u>				
Available after payment of current period payables	<u>\$47,819</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		\$2,465		\$228,738
Deposits:				
Operations				
Transfers				4,000
Interest				
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		<u>\$2,465</u>		<u>\$232,738</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$39,411	\$80,052	\$399,174	\$319,122
Non-dwelling rent	740	1,480	8,500	7,020
Other project income	572	1,150	8,000	6,850
Interest income	91	181	7,000	6,819
Total revenues	<u>\$40,814</u>	<u>\$82,863</u>	<u>\$422,674</u>	<u>\$339,811</u>

STATEMENT OF EXPENDITURES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 3,492	\$ 9,238	\$ 54,340	\$ 45,102
RM & R salaries	3,653	8,414	61,342	52,928
Electricity	1,373	2,955	15,000	12,045
Unemployment tax			3,000	3,000
State retirement & FICA	1,290	3,188	20,537	17,349
Other management expense	2,154	4,382	16,400	12,018
Water, irrigation	1,009	1,009	1,950	941
Insurance - Blue Cross	2,481	4,961	26,856	21,895
Insurance - other	1,810	3,767	26,965	23,198
Legal and accounting	50	646	11,250	10,604
Repairs and maintenance	3,186	7,805	57,114	49,309
Sanitation & lawn care	1,620	3,240	37,565	34,325
Debt retirement	2,196	4,392	26,355	21,963
Debt reserve	20,000	24,000	64,000	40,000
Bank charges	42	84		(84)
Total expenditures	<u>\$44,356</u>	<u>\$78,081</u>	<u>\$422,674</u>	<u>\$344,593</u>

See accountants' compilation report..

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED FEBRUARY 28, 1994
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$69,947	\$100	\$ 372	\$10,699	\$994
Deposits:					
Operations	42,974				
Change fund	5,750		5,750		
Interest	78			13	
Transfers					
Disbursements:					
Operations	(31,102)			(9)	
Change fund	(5,750)		(5,750)		
Transfers	(20,000)				
End of month	61,897	<u>\$100</u>	<u>\$ 372</u>	<u>\$10,703</u>	<u>\$994</u>
Less: Accounts payable	(10,438)				
Available after payment of current period payables	<u>\$51,459</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		\$2,445		\$202,873
Deposits:				
Operations				
Transfers				
Interest				
Disbursements:				
Operations				
Transfers				20,000
Interest				
Debt retirement				
End of month		<u>\$2,445</u>		<u>\$222,873</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE TWO MONTHS ENDED FEBRUARY 28, 1994

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$3,373.58
2-10-94	Notus-Parma Hwy. Dist. Approach Application	<u>25.00</u>
	Total	<u>\$3,398.58</u>



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

102 S. 17TH STREET • SUITE 301
P.O. BOX 1767 • BOISE, IDAHO 83701-1767
(208) 342-7488
FAX (208) 342-7488

March 29, 1994

Housing Authority of the City of Caldwell
P. O. Box 70
Caldwell, Idaho 83606

re: Farmway Village - Phase II

As requested, I have reviewed the probable costs associated with improved ventilation and heating for the existing masonry buildings located at Farmway Village.

After discussions with electrical engineer Jerry White, we have agreed upon the following recommendations for these buildings:

Furr and insulate exterior walls with rigid insulation using an R value of approximately 11. Insulation to be covered with 5/8" gyp. bd. , taped, textured and painted.

Construct a furred-down ceiling beneath the existing concrete roof structure. Ceiling to be gyp. bd., taped, textured and painted. Place minimum 8" batt insulation over the ceiling. Provide ventilation above the insulation, between the new insulation and the existing concrete roof.

Remove existing electric heaters and install 4 new electric baseboard heating units. Install two new exhaust fans to replace existing exhaust fans.

Approximate cost for this work will be:

Walls - \$2,000 per interior unit
Ceilings - \$2,400 per unit
Electrical improvements - \$1,500 per unit

Estimated cost per interior dwelling unit: \$5,900
Estimated cost per building for improvements: \$ 25,500

Caldwell Housing Authority
March 29, 1995
Page 2

Additional improvements may be needed, including modification of kitchen cabinets, replacement of existing showers, water heaters, ranges, etc. The Housing Authority may also want to consider removal of some interior walls to combine dwelling units to create larger dwelling units or dwellings with additional bedrooms.

If you have any questions in this matter, or if additional information is needed, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Crowder". The signature is fluid and cursive, with a large initial "R" and "C".

Ray Crowder, AIA

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE ONE MONTH ENDED JANUARY 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,641	\$40,641	\$399,174	\$358,533
Non-dwelling rent	740	740	8,500	7,760
Other project income	578	578	8,000	7,422
Interest income	90	90	7,000	6,910
Total revenues	<u>\$42,049</u>	<u>\$42,049</u>	<u>\$422,674</u>	<u>\$380,625</u>

STATEMENT OF EXPENDITURES
FOR THE ONE MONTH ENDED JANUARY 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 5,746	\$ 5,746	\$ 54,340	\$ 48,594
RM & R salaries	4,761	4,761	61,342	56,581
Electricity	1,582	1,582	15,000	13,418
Unemployment tax			3,000	3,000
State retirement & FICA	1,898	1,898	20,537	18,639
Other management expense	2,228	2,228	16,400	14,172
Water, irrigation			1,950	1,950
Insurance - Blue Cross	2,480	2,480	26,856	24,376
Insurance - other	1,957	1,957	26,965	25,008
Legal and accounting	596	596	11,250	10,654
Repairs and maintenance	4,619	4,619	57,114	52,495
Sanitation & lawn care	1,620	1,620	37,565	35,945
Debt retirement	2,196	2,196	26,355	24,159
Debt reserve	4,000	4,000	64,000	60,000
Bank charges	42	42		(42)
Total expenditures	<u>\$33,725</u>	<u>\$33,725</u>	<u>\$422,674</u>	<u>\$388,949</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED JANUARY 31, 1994
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$67,565	\$100	\$ 272	\$10,694	\$994
Deposits:					
Operations	41,580				
Change fund	2,908		3,008		
Interest	75			15	
Transfers					
Disbursements:					
Operations	(35,173)			(10)	
Change fund	(3,008)		(2,908)		
Transfers	(4,000)				
End of month	69,947	<u>\$100</u>	<u>\$ 372</u>	<u>\$10,699</u>	<u>\$994</u>
Less: Accounts payable	<u>(12,758)</u>				
Available after payment of current period payables	<u>\$57,189</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		\$2,445		\$198,873
Deposits:				
Operations				
Transfers				4,000
Interest				
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		<u>\$2,445</u>		<u>\$202,873</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE ONE MONTH ENDED JANUARY 31, 1994

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$3,373.58
2-10-94	Notus-Parma Hwy. Dist. Approach Application	<u>25.00</u>
	Total	<u>\$3,398.58</u>

Revised Budget: 10/11/94

PROJECT NAME	Farmway Village II	BORROWER NAME	Housing Authority of the City of Caldwell	BORROWER ID AND PROJECT NO.	
	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)	
OPERATIONAL CASH SOURCES					
1. RENTAL INCOME	159,534				
2. FmHA RENTAL ASSISTANCE RECEIVED	126,972				
3. OCCUPANCY SURCHARGES RECEIVED	0				
4. LAUNDRY AND VENDING	0				
5. INTEREST INCOME	0				
6. TENANT CHARGES	0				
7. OTHER - PROJECT SOURCES	0				
8. LESS (Vacancy and Contingency Allowance) @ 5%	-10,935				
9. LESS (FmHA Approved Incentive Allowance)	0				
10. SUB-TOTAL ((1 THRU 9)-(8 & 9))	275,601		0	0	0
NON-OPERATIONAL CASH SOURCES					
11. CASH - NON PROJECT	0				
12. AUTHORIZED LOAN (Non-FmHA)	0				
13. TRANSFER FROM RESERVE	0				
14. SUB-TOTAL (11 thru 13)	0		0	0	0
15. TOTAL CSH SOURCES (10 + 14)	275,601		0	0	0
OPERATIONAL CASH USES					
16. TOTAL O&M EXPENSES (From Part II)	108,343		0	0	0
17. FmHA DEBT PAYMENT	63,077				
18. FmHA PAYMENT (Overage)	0				
19. FmHA PAYMENT (Late Fee)	0				
20. FmHA PAYMENT (Occupancy Surcharge)	0				
21. TENANT UTILITY PAYMENTS	68,400				
22. TRANSFER TO RESERVE	35,135				
23. RETURN TO OWNER	0				
24. SUB-TOTAL (16 thru 23)	275,601		0	0	0
NON-OPERATIONAL CASH USES					
25. AUTHORIZED DEBT PAYMENT (Non-FmHA)	0				
26. LONG-TERM IMPROVEMENTS	0				
27. MISCELLANEOUS	0				
28. SUB-TOTAL (25 thru 27)	0		0	0	0
29. TOTAL CASH USES (24+28)	275,601		0	0	0
30. NET CASH (DEFICIT) (15-29)	0		0	0	0
CASH BALANCE					
31. BEGINNING CASH BALANCE	0				
32. ACCRUAL TO CASH ADJUSTMENT	0				
33. ENDING CASH BALANCE (30+31+32)	0		0	0	0

PART II - OPERATING AND MAINTENANCE EXPENS

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
1. MAINTENANCE & REPAIRS PAYROLL	15,000			
2. MAINTENANCE & REPAIRS SUPPLY	5,000			
3. MAINTENANCE & REPAIRS CONTRACT	0			
4. PAINTING AND DECORATING	3,500			
5. SNOW REMOVAL	1,500			
6. ELEVATOR MAINTENANCE/CONTRACT	0			
7. GROUNDS	10,000			
8. SERVICES	0			
9. FURNITURE & FURNISHING REPLACEMENT	2,200			
10. OTHER OPERATING EXPENSE	0			
11. SUB-TOTAL MAINT. & OPERATING (1 THRU 10)	37,200		0	0 0
12. ELECTRICITY	2,300			
13. WATER	3,250			
14. SEWER	4,250			
15. FUEL (Oil/Coal/Gas)	0			
16. GARBAGE & TRASH REMOVAL	5,760			
17. OTHER UTILITIES				
18. SUB-TOTAL UTILITIES (12 thru 17)	16,060		0	0 0
19. SITE MANAGEMENT PAYROLL	14,500			
20. MANAGEMENT FEE	0			
21. PROJECT AUDITING EXPENSE	2,600			
22. PROJECT BOOKKEEPING/ACCOUNTING	1,200			
23. LEGAL EXPENSES	1,500			
24. ADVERTISING	300			
25. TELEPHONE & ANSWERING SERVICE	1,200			
26. OFFICE SUPPLIES	2,000			
27. OFFICE FURNITURE AND EQUIPMENT	5,500			
28. TRAINING EXPENSE	2,400			
29. HEALTH INS. & OTHER EMP. BENEFITS (RETIREMENT)	11,536			
30. PAYROLL TAXES (FICA @ 6.2%)	1,329			
31. WORKMANS COMPENSATION (@ 3.6%)	1,062			
32. OTHER ADMINISTRATIVE EXPENSES (UNEMPLOYMENT @ 3.6%)	1,062			
33. SUB-TOTAL ADMINISTRATIVE (19thru 32)	47,569		0	0 0
PERCENT OF FRINGE	1			
34. REAL ESTATE TAXES	0			
35. SPECIAL ASSESSMENTS	0			
36. OTHER TAXES, LICENSES & PERMITS	0			
37. PROPERTY & LIABILITY INSURANCE	2,000			
38. FIDELITY COVERAGE INSURANCE	0			
39. OTHER INSURANCE	0			
40. SUB-TOTAL TAXES & INSURANCE (34thru39)	8,000		0	0 0
41. TOTAL O&M EXPENSES (11+18+33+40)	108,949		0	0 0

PART III - ACCOUNT BUDGETING STATUS

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
RESERVE ACCOUNT:				
1. BEGINNING BALANCE		0		
2. TRANSFER TO RESERVE		0		
TRANSFER FROM RESERVE		0		
3. OPERATING DEFICIT		0		
4. BUILDING REPAIR & IMPROVEMENTS		0		
5. EQUIPMENT REPAIR AND REPLACEMENTS		0		
6. OTHER NON-OPERATING EXPENSES		0		
7. TOTAL (3 thru 6)		0		
8. ENDING BALANCE [(1+2)-7]		0		
GENERAL OPERATING ACCOUNT:*				
BEGINNING BALANCE		0		
ENDING BALANCE		0		
REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:*				
BEGINNING BALANCE		0		
ENDING BALANCE		0		
TENANT SECURITY DEPOSIT ACCOUNT:*				
BEGINNING BALANCE		0		
ENDING BALANCE		0		

(* Complete only when a Form F&E 1330-8 is not required)

STANDARD FORM 424C
BUDGET INFORMATION - CONSTRUCTION PROGRAMS

COST CLASSIFICATION	a. Total Cost participation (Column a-b)	b. Costs Not allowable for participation	c. Total Allowable
1. Administrative and Legal Expenses	35,000		35,000
2. Land, Structures, Right of Way, Appraisals, Etc.	0		0
3. Relocation Expenses and Payments	0		0
4. Architectural and Engineering Fees	93,000		93,000
5. Other Architectural and Engineering Fees	14,000		14,000
6. Project Inspection Fees	31,000		31,000
7. Site Work	387,000		387,000
8. Demolition and Removal	0		0
9. Construction	2,213,000		2,213,000
10. Equipment	0		0
11. Miscellaneous Interim Financing	77,000		77,000
12. Subtotal (Sum of Lines 1 - 11)	3,350,000	0	3,350,000
13. Contingencies based at 5%	167,500		167,500
14. Subtotal	3,517,500	0	3,517,500
15. Project (Program) income	0		0
16. Total Project Costs (Subtract #15 from #14)	3,517,500	0	3,517,500
17. Federal assistance requested, calculate as follows: Eligible Costs		100%	3,517,500

Total Development Costs	3,517,500
Total Amount of Grant	1,751,998
Total Amount of Loan	1,765,502
Percent of Grant	50%
Percent of Loan	50%
Annual FmHA Debt Repayment	63,077
Monthly FmHA Debt Repayment	5,256

Rental Assistance Calculations
INCOME

From Tenants:	8,363	X	0	X	60 Units	159,534
RA Contribution:	60	Units X	2,116			126,972
TOTAL INCOME						286,506

EXPENSES

Vacancy Rate Based at	5%	(After utility allowance deduction)	10,905
O & M:	60	Units @	1.816
Reserve:	3,517,500	X	1%
Utility Costs:	60	Units @	1.140
SUBTOTAL EXPENSES			223,429

Available for Amortization Expense	63,077
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Estimated Maximum Loan	(TDC = 3,517,500)	1,765,502
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LH Loan	1,765,502
LH Grant (Difference between Loan and TDC)	1,751,998

Percent Loan	50%
Percent Grant	50%

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE ONE MONTH ENDED JANUARY 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,641	\$40,641	\$399,174	\$358,533
Non-dwelling rent	740	740	8,500	7,760
Other project income	578	578	8,000	7,422
Interest income	90	90	7,000	6,910
Total revenues	<u>\$42,049</u>	<u>\$42,049</u>	<u>\$422,674</u>	<u>\$380,625</u>

STATEMENT OF EXPENDITURES
FOR THE ONE MONTH ENDED JANUARY 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 5,746	\$ 5,746	\$ 54,340	\$ 48,594
RM & R salaries	4,761	4,761	61,342	56,581
Electricity	1,582	1,582	15,000	13,418
Unemployment tax			3,000	3,000
State retirement & FICA	1,898	1,898	20,537	18,639
Other management expense	2,228	2,228	16,400	14,172
Water, irrigation			1,950	1,950
Insurance - Blue Cross	2,480	2,480	26,856	24,376
Insurance - other	1,957	1,957	26,965	25,008
Legal and accounting	596	596	11,250	10,654
Repairs and maintenance	4,619	4,619	57,114	52,495
Sanitation & lawn care	1,620	1,620	37,565	35,945
Debt retirement	2,196	2,196	26,355	24,159
Debt reserve	4,000	4,000	64,000	60,000
Bank charges	42	42		(42)
Total expenditures	<u>\$33,725</u>	<u>\$33,725</u>	<u>\$422,674</u>	<u>\$388,949</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED JANUARY 31, 1994
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$67,565	\$100	\$ 272	\$10,694	\$994
Deposits:					
Operations	41,580				
Change fund	2,908		3,008		
Interest	75			15	
Transfers					
Disbursements:					
Operations	(35,173)			(10)	
Change fund	(3,008)		(2,908)		
Transfers	(4,000)				
End of month	69,947	<u>\$100</u>	<u>\$ 372</u>	<u>\$10,699</u>	<u>\$994</u>
Less: Accounts payable	(12,758)				
Available after payment of current period payables	<u>\$57,189</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		\$2,445		\$198,873
Deposits:				
Operations				
Transfers				4,000
Interest				
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		<u>\$2,445</u>		<u>\$202,873</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE ONE MONTH ENDED JANUARY 31, 1994

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$3,373.58
2-10-94	Notus-Parma Hwy. Dist. Approach Application	<u>25.00</u>
	Total	<u>\$3,398.58</u>

MULTIPLE FAMILY HOUSING PROJECT BUDGET

OMB NO. 0575-0033

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

1995 PRELIMINARY BUDGET

BEGINNING DATES>
ENDING DATES>

CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
(01-01 - 94)	01-01 - 94)	01 - 01-95)	(- -)
(12-31 - 94)	(2-31 - 94)	(12 - 31-95)	(- -)

OPERATIONAL CASH SOURCES

1. RENTAL INCOME
2. FmHA RENTAL ASSISTANCE RECEIVED
3. OCCUPANCY SURCHARGES RECEIVED
4. LAUNDRY AND VENDING
5. INTEREST INCOME
6. TENANT CHARGES
7. OTHER - PROJECT SOURCES NON-DWELLING RT.
8. LESS (Vacancy and Contingency Allowance) 4%
9. LESS (FmHA Approved Incentive Allowance)
10. SUB-TOTAL [(1 thru 7) - (8 & 9)]

411,520	482,444	482,400	
7,000	6,440	6,440	
7,000	9,408	9,400	
1,000	2,777	2,700	
8,500	8,880	8,880	
(12,346)		(19,296)	
()		()	
422,674	509,949	490,524	

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)

422,674	509,949	490,524	
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OPERATIONAL CASH USES

16. TOTAL O&M EXPENSES (From Part II)
17. FmHA DEBT PAYMENT
18. FmHA PAYMENT (Overage)
19. FmHA PAYMENT (Late Fee)
20. FmHA PAYMENT (Occupancy Surcharge)
21. TENANT UTILITY PAYMENTS
22. TRANSFER TO RESERVE
23. RETURN TO OWNER
24. SUB-TOTAL (16 thru 23)

331,005	368,387	400,050	
26,355	26,355	26,355	
64,000	64,000	64,000	
421,360	458,742	490,405	

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)

421,360	458,742	490,405	
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30. NET CASH (DEFICIT) (15-29)

	51,207	119	
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CASH BALANCE

31. BEGINNING CASH BALANCE
32. ACCRUAL TO CASH ADJUSTMENT
33. ENDING CASH BALANCE (30+31+32)

48,783			
50,097			

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	COMMENTS or (YTD)
1. MAINTENANCE & REPAIRS PAYROLL	61,342	65,027	68,415	
2. MAINTENANCE & REPAIRS SUPPLY	50,000	62,282	77,000	
3. MAINTENANCE & REPAIRS CONTRACT				
4. PAINTING AND DECORATING	2,000	1,820	2,000	
5. SNOW REMOVAL	2,000		2,500	
6. ELEVATOR MAINTENANCE/CONTRACT				
7. GROUNDSSERVICE & CHEMICALS.....	18,125	24,854	24,000	
8. SERVICES				
9. FURNITURE & FURNISHING REPLACEMENT				
10. OTHER OPERATING EXPENSES & EQUIPMENT..	1,000		3,800	
11. SUB-TOTAL MAINT. & OPERATING (1 thru 10)				
12. ELECTRICITY	15,000	16,581	17,300	
13. WATER.....	1,950	2,098	2,200	
14. SEWER	800	900	1,000	
15. FUEL (Oil/Coal/Gas)				
16. GARBAGE & TRASH REMOVAL	19,440	19,440	19,440	
17. OTHER UTILITIES				
18. SUB-TOTAL UTILITIES (12 thru 17)	37,190	39,019	39,940	
19. SITE MANAGEMENT PAYROLL	54,340	54,308	66,375	
20. MANAGEMENT FEE				
21. PROJECT AUDITING EXPENSE	2,750	2,900	3,000	
22. PROJECT BOOKKEEPING/ACCOUNTING	4,500	6,664	2,000	
23. LEGAL EXPENSES	4,000	450	5,000	
24. ADVERTISING				
25. TELEPHONE & ANSWERING SERVICE	2,000	2,000	2,100	
26. OFFICE SUPPLIES	1,000	980	1,000	
27. OFFICE FURNITURE & EQUIPMENT	4,900	6,969	3,000	
28. TRAINING EXPENSE	500	523	900	
29. HEALTH INS. & OTHER EMP. BENEFITSRETIREMT	35,547	36,698	45,195	
30. PAYROLL TAXES & UNEMPLOYMENT.....	14,846	21,639	20,825	
31. WORKMAN'S COMPENSATION	6,000	4,195	6,000	
32. OTHER ADMINISTRATIVE EXPENSES	8,000	16,389	4,500	
33. SUB-TOTAL ADMINISTRATIVE (19 thru 32)	135,383	153,715	159,895	
34. REAL ESTATE TAXES				
35. SPECIAL ASSESSMENTS				
36. OTHER TAXES, LICENSES & PERMITS				
37. PROPERTY & LIABILITY INSURANCE	20,965	21,670	22,500	
38. FIDELITY COVERAGE INSURANCE				
39. OTHER INSURANCE				
40. SUB-TOTAL TAXES & INSURANCE (34 thru 39)	20,965	21,670	22,500	
41. TOTAL O&M EXPENSES (11+18+33+40)	331,005	368,387	400,050	

MULTIPLE FAMILY HOUSING PROJECT BUDGET

OMB NO. 0575-0033

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

1995 PRELIMINARY BUDGET

BEGINNING DATES>
ENDING DATES>

CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
(01-01 - 94)	(01-01 - 94)	(01 - 01-95)	(- -)
(12-31 - 94)	(12-31 - 94)	(12 - 31-95)	(- -)

OPERATIONAL CASH SOURCES

1. RENTAL INCOME
2. FmHA RENTAL ASSISTANCE RECEIVED
3. OCCUPANCY SURCHARGES RECEIVED
4. LAUNDRY AND VENDING
5. INTEREST INCOME
6. TENANT CHARGES
7. OTHER - PROJECT SOURCES NON-DWELLING RT.
8. LESS (Vacancy and Contingency Allowance) 4%
9. LESS (FmHA Approved Incentive Allowance)
10. SUB-TOTAL [(1 thru 7) - (8 & 9)]

411,520	482,444	482,400	
7,000	6,440	6,440	
7,000	9,408	9,400	
1,000	2,777	2,700	
8,500	8,880	8,880	
(12,346)		(19,296)	
()		()	
422,674	509,949	490,524	

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)

422,674	509,949	490,524	
---------	---------	---------	--

OPERATIONAL CASH USES

16. TOTAL O&M EXPENSES (From Part II)
17. FmHA DEBT PAYMENT
18. FmHA PAYMENT (Overage)
19. FmHA PAYMENT (Late Fee)
20. FmHA PAYMENT (Occupancy Surcharge)
21. TENANT UTILITY PAYMENTS
22. TRANSFER TO RESERVE
23. RETURN TO OWNER
24. SUB-TOTAL (16 thru 23)

331,005	368,387	400,050	
26,355	26,355	26,355	
64,000	64,000	64,000	
421,360	458,742	490,405	

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)

421,360	458,742	490,405	
---------	---------	---------	--

30. NET CASH (DEFICIT) (15-29)

	51,207	119	
--	--------	-----	--

CASH BALANCE

31. BEGINNING CASH BALANCE
32. ACCRUAL TO CASH ADJUSTMENT
33. ENDING CASH BALANCE (30+31+32)

48,783			
50,097			

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	COMMENTS or (YTD)
1. MAINTENANCE & REPAIRS PAYROLL	61,342	65,027	68,415	
2. MAINTENANCE & REPAIRS SUPPLY	50,000	62,282	77,000	
3. MAINTENANCE & REPAIRS CONTRACT				
4. PAINTING AND DECORATING	2,000	1,820	2,000	
5. SNOW REMOVAL	2,000		2,500	
6. ELEVATOR MAINTENANCE/CONTRACT				
7. GROUNDS SERVICE & CHEMICALS	18,125	24,854	24,000	
8. SERVICES				
9. FURNITURE & FURNISHING REPLACEMENT				
10. OTHER OPERATING EXPENSES & EQUIPMENT..	1,000		3,800	
11. SUB-TOTAL MAINT. & OPERATING (1 thru 10)				
12. ELECTRICITY	15,000	16,581	17,300	
13. WATER.....	1,950	2,098	2,200	
14. SEWER	800	900	1,000	
15. FUEL (Oil/Coal/Gas)				
16. GARBAGE & TRASH REMOVAL	19,440	19,440	19,440	
17. OTHER UTILITIES				
18. SUB-TOTAL UTILITIES (12 thru 17)	37,190	39,019	39,940	
19. SITE MANAGEMENT PAYROLL	54,340	54,308	66,375	
20. MANAGEMENT FEE				
21. PROJECT AUDITING EXPENSE	2,750	2,900	3,000	
22. PROJECT BOOKKEEPING/ACCOUNTING	4,500	6,664	2,000	
23. LEGAL EXPENSES	4,000	450	5,000	
24. ADVERTISING				
25. TELEPHONE & ANSWERING SERVICE	2,000	2,000	2,100	
26. OFFICE SUPPLIES	1,000	980	1,000	
27. OFFICE FURNITURE & EQUIPMENT	4,900	6,969	3,000	
28. TRAINING EXPENSE	500	523	900	
29. HEALTH INS. & OTHER EMP. BENEFITS RETIREMENT	35,547	36,698	45,195	
30. PAYROLL TAXES & UNEMPLOYMENT	14,846	21,639	20,825	
31. WORKMAN'S COMPENSATION	6,000	4,195	6,000	
32. OTHER ADMINISTRATIVE EXPENSES	8,000	16,389	4,500	
33. SUB-TOTAL ADMINISTRATIVE (19 thru 32)	135,383	153,715	159,895	
34. REAL ESTATE TAXES				
35. SPECIAL ASSESSMENTS				
36. OTHER TAXES, LICENSES & PERMITS				
37. PROPERTY & LIABILITY INSURANCE.....	20,965	21,670	22,500	
38. FIDELITY COVERAGE INSURANCE				
39. OTHER INSURANCE				
40. SUB-TOTAL TAXES & INSURANCE (34 thru 39)	20,965	21,670	22,500	
41. TOTAL O&M EXPENSES (11+18+33+40)	331,005	368,387	400,050	

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,221	\$482,101	\$399,174	\$(82,927)
Non-dwelling rent	740	8,880	8,500	(380)
Other project income	2,545	10,672	8,000	(2,672)
Interest income	2,452	9,721	7,000	(2,721)
 Total revenues	 \$45,958	 \$511,374	 \$422,674	 \$(88,700)

STATEMENT OF EXPENDITURES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 5,403	\$ 55,714	\$ 54,340	\$ (1,374)
RM & R salaries	6,449	67,096	61,342	(5,754)
Electricity	1,676	16,664	15,000	(1,664)
Unemployment tax	265	3,273	3,000	(273)
State retirement & FICA	2,254	22,409	20,537	(1,872)
Other management expense	1,916	26,840	16,400	(10,440)
Water, irrigation		2,098	1,950	(148)
Insurance - Blue Cross	1,998	26,074	26,856	782
Insurance - other	1,810	25,689	26,965	1,276
Legal and accounting	585	10,127	11,250	1,123
Repairs and maintenance	4,682	77,088	57,114	(19,974)
Sanitation & lawn care	1,620	44,294	37,565	(6,729)
Debt retirement	2,197	26,355	26,355	
Debt reserve	4,000	64,000	64,000	
Bank charges	46	535		(535)
 Total expenditures	 \$34,901	 \$468,256	 \$422,674	 \$(45,582)

7.73 %

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED DECEMBER 31, 1994
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$60,843	\$100	\$ 656	\$20,098	\$1,018
Deposits:					
Operations	48,795				
Change fund	3,583		3,583		
Interest	83			30	8
Transfers					
Disbursements:					
Operations	(41,074)			(11)	
Change fund	(3,583)		(3,583)		
Transfers	(4,000)				
End of month	64,647	\$100	\$ 656	\$20,117	\$1,026
Less: Accounts payable	(14,808)				
Available after payment of current period payables	\$49,839				

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month		\$2,505		\$249,378
Deposits:				
Operations				
Transfers				4,000
Interest		21		2,310
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		\$2,526		\$255,688

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,221	\$482,101	\$399,174	\$(82,927)
Non-dwelling rent	740	8,880	8,500	(380)
Other project income	2,545	10,672	8,000	(2,672)
Interest income	2,452	9,721	7,000	(2,721)
Total revenues	<u>\$45,958</u>	<u>\$511,374</u>	<u>\$422,674</u>	<u>\$(88,700)</u>

STATEMENT OF EXPENDITURES
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 5,403	\$ 55,714	\$ 54,340	\$ (1,374)
RM & R salaries	6,449	67,096	61,342	(5,754)
Electricity	1,676	16,664	15,000	(1,664)
Unemployment tax	265	3,273	3,000	(273)
State retirement & FICA	2,254	22,409	20,537	(1,872)
Other management expense	1,916	26,840	16,400	(10,440)
Water, irrigation		2,098	1,950	(148)
Insurance - Blue Cross	1,998	26,074	26,856	782
Insurance - other	1,810	25,689	26,965	1,276
Legal and accounting	585	10,127	11,250	1,123
Repairs and maintenance	4,682	77,088	57,114	(19,974)
Sanitation & lawn care	1,620	44,294	37,565	(6,729)
Debt retirement	2,197	26,355	26,355	
Debt reserve	4,000	64,000	64,000	
Bank charges	46	535		(535)
Total expenditures	<u>\$34,901</u>	<u>\$468,256</u>	<u>\$422,674</u>	<u>\$(45,582)</u> 9.73 %

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED DECEMBER 31, 1994
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$60,843	\$100	\$ 656	\$20,098	\$1,018
Deposits:					
Operations	48,795				
Change fund	3,583		3,583		
Interest	83			30	8
Transfers					
Disbursements:					
Operations	(41,074)			(11)	
Change fund	(3,583)		(3,583)		
Transfers	(4,000)				
End of month	64,647	\$100	\$ 656	\$20,117	\$1,026
Less: Accounts payable	(14,808)				
Available after payment of current period payables	<u>\$49,839</u>				

OTHER FUNDS:

	CONSTRUCTION CHECKING	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month		\$2,505		\$249,378
Deposits:				
Operations				
Transfers				4,000
Interest		21		2,310
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		<u>\$2,526</u>		<u>\$255,688</u>

See accountants' compilation report.

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
December 27, 1994

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. Rick Hartcastle with an update on sprinkler water conversion
2. TCI Cable installation (some details)
3. JUB engineering plan & interim financing update
4. Ray Crowder with initial plans for approval
5. Financial Statement
6. Consideration of a 1994 Bonus for the 8 member staff

COMMISSIONERS MEETING
12/28/94

All present less Estella Zamora
Also: Ray Crowder, Jay Smithman, Rick Hardcastle

1. **LOAN AND GRANT RESOLUTION OF 12/28/94:**
Motion by Paul Okamura and seconded by Lew Kerfoot to adopt and accept the Loan and Grant Resolution. Motion carried
2. **MOTION:** A motion by Lew Kerfoot and seconded by Dave Cornwell to authorize the Chairman to sign the "Multiple Family Housing Obligation--Fund Analysis" Motion carried.
3. **SPRINKLER WATER CONVERSION:**
Rick Hartcastle presented a bid for conversion work; including road mix and pole but not final repair of 2 road cuts that will be needed. Also, 4800 ft of PVC pipe @ 2.95 per lineal foot for \$14,160.00 plus other materials resulting in a grand total for materials of \$22,072.04 and \$8,400.00 for labor. The materials above includes a top-of-the-line filter system. MOTION: A motion by Dave Cornwell and seconded by Lew Kerfoot to accept the bid of \$30,472.00 for the entire project to be completed before the water arrives on 4/15/95. \$14,160.00 for PVC pipe will have to be paid during January, 1995. Motion carried.
4. **CABLE:**
To consider TCI Cable installation we will need more information. Perhaps Brad Stalling could attend the commissioners meeting in January to answer more questions. Meantime the matter is put on hold.
5. **JUB ENGINEERING PLAN:**
A possible special meeting could be arranged in January for JUB to inform the commissioners of their progress and explain some details. Invite a JUB representative for the next meeting.
6. **FINANCIAL STATEMENT:** A motion by Lew Kerfoot and seconded by Paul Okamura to accept the financial statement for November, 1995. Motion carried.
7. **1994 BONUS:** The commissioners suggested that we present some comparable wages from other Housing Authorities, Caldwell City, Migrant Council and others to help us see where we stand. Include in the comparison our health insurance and retirement. A motion by Lew Kerfoot and seconded by Dave Cornwell to provide the Housing Authority's staff of 8 members a 1% of gross yearly income, 1994 bonus. Motion carried.

was made +

454-
3065

Comm. Mtg
Dec 28 '94

All Present: Mrs Estelle
'also Ray, Jay, Rick Hardcastle

1. (Loan & Grant Resolution of 12-28-94)

Motion: accept & adopt the Loan & Grant Resolution

1. Paul

2. Lew Carried

2

Motion: Chairman authorized to sign multiple Family Housing obligation - find analysis

Lew 1.

Dave 2. Carried.

3. PSI pipe 125 lbs

\$14160⁰⁰ for 4800 ft of pipe @ \$2.95 per ft.

Hardcastle bid: 39,472⁰⁴ Friday (includes Road mix & pole
39,712⁰⁴ Monday } Not repair of road cut

Motion: accept bid, subject to approval of Larry,
of RECD, written, to include this, in reimbursable from
Loan & grant.

1. Dave

2. Kerfoot Carried

Take out ^{contingency}

Will have to pay in Jan, '95

Page 27

2. Cable . hold until Jan. '95

3. Possible special mtg. in January.
Next mtg. have TUB rep. to talk.

4. { Check with Mgmt Council (wages)
Insurance ~~and~~ + other retirement
check with city of Caldwell for wages
(Bonus 1% ?)

5. Financial Statement. Nov.

1. Lee

2. Paul carried

6. Bonus 1% not over \$1000.⁰⁰

1. Lee

2. Dove carried.

adjourned.

6 ft pole 3 ft } disc.
Roof mount } back ordered.

↳ Possibly doesn't serve a 4plex?

\$ disc 150⁰⁰ installed \$30 per month

Brad. Stalling

Drawing to install (Don.)

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE ELEVEN MONTHS ENDED NOVEMBER 30, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,176	\$441,880	\$399,174	\$ (42,706)
Non-dwelling rent	740	8,140	8,500	360
Other project income	443	8,127	8,000	(127)
Interest income	104	7,269	7,000	(269)
Total revenues	<u>\$41,463</u>	<u>\$465,416</u>	<u>\$422,674</u>	<u>\$ (42,742)</u>

STATEMENT OF EXPENDITURES
FOR THE ELEVEN MONTHS ENDED NOVEMBER 30, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,860	\$ 50,311	\$ 54,340	\$ 4,029
RM & R salaries	6,039	60,647	61,342	695
Electricity	1,442	14,988	15,000	12
Unemployment tax	223	3,008	3,000	(8)
State retirement & FICA	2,029	20,155	20,537	382
Other management expense	1,879	24,924	16,400	(8,524)
Water, irrigation		2,098	1,950	(148)
Insurance - Blue Cross	1,998	24,076	26,856	2,780
Insurance - other	1,810	23,879	26,965	3,086
Legal and accounting	476	9,542	11,250	1,708
Repairs and maintenance	5,023	72,406	57,114	(15,292)
Sanitation & lawn care	1,620	42,674	37,565	(5,109)
Debt retirement	2,197	24,158	26,355	2,197
Debt reserve	4,000	60,000	64,000	4,000
Bank charges	43	489		(489)
Total expenditures	<u>\$33,639</u>	<u>\$433,355</u>	<u>\$422,674</u>	<u>\$ (10,681)</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED NOVEMBER 30, 1994
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$64,472	\$100	\$ 656	\$20,080	\$1,018
Deposits:					
Operations	43,761				
Change fund	2,494		2,494		
Interest	74			29	
Transfers					
Disbursements:					
Operations	(43,464)			(11)	
Change fund	(2,494)		(2,494)		
Transfers	(4,000)				
End of month	60,843	<u>\$100</u>	<u>\$ 656</u>	<u>\$20,098</u>	<u>\$1,018</u>
Less: Accounts payable	<u>(17,916)</u>				
Available after payment of current period payables	<u>\$42,927</u>				

OTHER FUNDS:

	<u>O & M FUND CONSTRUCTION CHECKING</u>	<u>RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month		\$2,505		\$245,378
Deposits:				
Operations				
Transfers				4,000
Interest				
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		<u>\$2,505</u>		<u>\$249,378</u>

See accountants' compilation report.

12-28-94

Agenda

Roy Crowder insetal plans

Cable

Interim financing

Financial statement

Consideration of a 1994 ~~Staff Bonus~~ ^{Bonus} for the 8 member staff
\$1010.00

Bonus -

190 - 156 Joan -

161 Ayde

~~135~~ Al -

~~135~~ Annar -

~~135~~ Kupa -

145 Roy -

232 Dave

~~88~~ Noelia

Reminder calls

check 76.00
For 100.00
year 32.00

~~1207~~ 1010

12589.4
5187937.5
3/5/9
3/8/9
2/5/9
4/20/9
1/6/20

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
December 1, 1994

COMMISSIONERS MEETINGGGG 11/28/94

PRESENT: All, less Estella Zamora & Paul Okamura, Also Ray Crowder

1. ESTELLA ZAMORA Estella wasn't present to be renominated, the secretary will communicate very soon with Estella concerning her views for another term.
2. ENGINEERING AGREEMENT with JUB. Motion by Lew Kerfoot and seconded by Dave Cornwell to Authorize the Chairman to sign Engineering Agreement. After the following conditions:
 1. JUB will prepare and handle all bid documents
 2. JUB will make recommendations to the board, prepare advertising and assist with the bidding and contract award.
 3. JUB will make every effort to prepare design to coincide with Architects bidding schedule of March 1, 1995 or earlier.Motion carried.
3. MOTION A motion by Lew Kerfoot and seconded by Dave Cornwell to accept the October, 1994 financial statement. Motion carried.
4. HARDCASTLE BID Hardcastle advised us of a price increase for PVC pipe soon. Since FmHA approved, via Larry Stachler, of making a contract with Hardcastle for this work, it is a smaller job, the commissioners want to be advised of this bid price when it is received. If it is approved soon enough it could account for an approximate \$3000.00 saving in the purchase of 4800 ft of pipe.

3. New Signature cards signed

McLain Having for authority

To recommend Estella to Mayor
to a new term, if she is
in agreement.

1. Law

2. Davis

Carroll

1758750

12-19-94

Key Bank

459-6315

will visit 1st of year

Reed Coburn 334-
1800 777-5391

First Security

459-1561

supplier of project

Tom Beitia 393-5356
Fax 393-5440

Farmers + Merchants

465-6333

Tom Fulton

Over the bank
lending limit

26,381.00

(Interstate First)

459-3631

Jerry Tutting - 466-8946

Tom Bunch

12-23-94
will visit

John Epstein (503) 225-2587

Generally: 1 1/2 % of amt. borrowed as fee / 1 1/2 % above prime rate
at interest

West One

434-8651

Larry Thompson

will return call w/ figures

6 month Note 3-1-94

(1000 fee)

Treasury bill rate 5.6 %

1/4 % reduction
as fee
if Nov

9 month

95% 6:15 %

Treasury bill rate

w/ 30 days Locked