

HOUSING AUTHORITY

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

COMMISSIONERS MEETING

A G E N D A

1. Discussion of block apartment closure for winter
2. Financial statement for June

COMMISSIONERS MEETING

7/27/94

PRESENT: All, also Joe Dalton FmHA, Larry Stachler FmHA, & Ray Crowder

1. **BLOCK APARTMENT CLOSURE**

Ray Crowder commented that if block apartments are occupied for 5 more years, including this year, the units could deteriorate so that repair would not be possible. His remedy would be to add ventilation, heat and insulation now if occupancy is necessary later.

Other remedies mentioned: No new occupants after 11/1/94
Try to set aside \$100,000.00 per year for maintenance and repair.

Do not fill any vacancy after 11/15/94

A resource counselor to educate & assist tenants to move out and up.

Public hearing; Inviting representatives from Migrant Council & Farmworkers.

Other comments: Ray Crowder - Migrant Council could work with the Housing Authority to help relocate the 112 families. It would be necessary to start now.

Dave Cornwell: Tear down 60 block apartments when the 60 new units are ready.

Don Downen: Mentioned that he thought that the tenants had nowhere to go. The Housing Authority has a obligation to provide housing. He thought that "We should compromise".

No vote was taken. The commissioners generally were in favor of closing apartments now. Take a stand now. However, they all agreed that another meeting would be necessary..

2. **FINANCIAL STATEMENT** A motion to accept and approve the financial statement for June, 1994 was made by Dave Cornwell & seconded by Lew Kerfoot. Motion carried.
3. **NEW COMMISSIONER** A prospective replacement for Camilo Lopez as commissioner will be invited to the next meeting. Her name is Estella Zamora.

Present: all, less ~~Paul Strickland~~
addition: Joe Dalton FHA
Larry Strickland FHA
Ray Crowder

1. Ray Crowder ^{if occupied}
5 years would deteriorate units to possible 'no repair'

Remedy
add. ventilation } now if to be occupied.
Heat
insulation

Possible remedy.

1. No new occupants?
2. Use funds to maintain: 100,000.00 a year to repair
3. Do not fill the vacants from 11-15-94 —
4. Resource council/or to explain and help folks to move
5. Public hearing invite { Improvement Council
Farm workers

112
88

-44 No vote taken

Commissioners generally were in favor of closing apt. now. (Take a stand Now)

HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO

REPORT ON COMPILATION OF
FINANCIAL STATEMENTS
AND OTHER FINANCIAL INFORMATION
FOR THE SIX MONTHS ENDED JUNE 30, 1994

1
1
18500
112

183000
183500

18300
2065000

minutes page two

- 1. MTA rent Council
 - 2. Housing Auth's
- } To help relocate the 112 families

3. Start now to move people

4. Ray Crowder

→ cont.: Don Dorman

{ Felt that these folks have no where to go...
 { HAC has a duty to provide Housing. -! We should compromise!

Dave Cornwell

Tear down 60 apt's when 60 new units built. Keep them open now

New member? (Es Tella Zamora)
Not mtg 17th

2. Financial Statement for June

- 1. ~~Don~~ Dave
 - 2. ~~Dave~~ Lew
- Carried.

HAC Copy

FARMWAY VILLAGE OCCUPANCY

OCCUPANCY AS OF THE 15TH OF EACH MONTH

	NOV	DEC	JAN	FEB	MAR	AVG	%
'76 -	77	68	58	56	64	64.6	57.6
'77 -	83	75	70	71	74	74.6	66.6
'78 -	81	81	69	71	78	76	67.9
'79 -	70	57	78	77	86	73.6	65.7
'80 -	57	44	57	60	67	57	50.9
'81 -	36	35	40	41	43	39	34.9
'82 -	37	38	35	35	33	35.6	31.8
'83 -	36	34	40	39	42	38.2	34.0
'84 -	32	28	35	31	38	32.8	29.2
'85 -	19	15	26	25	24	21.8	19.4
'86 -	14	12	12	12	13	12.6	11.3
'87 -	16	14	12	12	11	13	11.6
'88 -	19	11	13	13	13	13.8	12.4
'89 -	15	14	10	11	12	12.4	11.1
'90 -	39	50	13	13	23	27.6	24.7
'91 -	58	61	31	31	45	45.2	40.4
'92 -	91	89	56	57	76	73.8	65.9
'93 -	109	108	89	94	103	100.6	89.8
'94 -			109	108	110	109.0	97.3

HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO

REPORT ON COMPILATION OF
FINANCIAL STATEMENTS
AND OTHER FINANCIAL INFORMATION
FOR THE SIX MONTHS ENDED JUNE 30, 1994



C O M P A N Y
CERTIFIED PUBLIC ACCOUNTANTS

PARTNERS OF THE FIRM
John T. Berg, CPA Michael G. Groff, CPA
Gary Doorn, CPA Michael E. Huter, CPA
Mark J. Flitton, CPA Ronald J. Lauer, CPA
Ted Stimpson, CPA

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PH. (208) 459-3696 * FAX (208) 459-3141

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

We have compiled the accompanying statements of revenues and expenditures for the six months ended June 30, 1994, and the supplemental schedules of cash balances for the current month of the Housing Authority of the City of Caldwell, Idaho, in accordance with Statements on Standards for Accounting and Review Services issued 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

July 26, 1994

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE SIX MONTHS ENDED JUNE 30, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,229	\$240,583	\$399,174	\$158,591
Non-dwelling rent	740	4,440	8,500	4,060
Other project income	782	3,939	8,000	4,061
Interest income	2,196	4,565	7,000	2,435
Total revenues	<u>\$43,947</u>	<u>\$253,527</u>	<u>\$422,674</u>	<u>\$169,147</u>

STATEMENT OF EXPENDITURES
FOR THE SIX MONTHS ENDED JUNE 30, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,746	\$ 28,537	\$ 54,340	\$ 25,803
RM & R salaries	6,130	30,405	61,342	30,937
Electricity	2,422	8,803	15,000	6,197
Unemployment tax	304	1,650	3,000	1,350
State retirement & FICA	1,804	10,378	20,537	10,159
Other management expense	2,861	16,676	16,400	(276)
Water, irrigation		1,009	1,950	941
Insurance - Blue Cross	2,222	13,660	26,856	13,196
Insurance - other	1,810	12,434	26,965	14,531
Legal and accounting		5,875	11,250	5,375
Repairs and maintenance	7,178	33,271	57,114	23,843
Sanitation & lawn care	4,920	20,540	37,565	17,025
Debt retirement	2,196	13,176	26,355	13,179
Debt reserve	4,000	40,000	64,000	24,000
Bank charges	45	262		(262)
Total expenditures	<u>\$40,638</u>	<u>\$236,676</u>	<u>\$422,674</u>	<u>\$185,998</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

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

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$55,079	\$100	\$ 375	\$19,996	\$1,002
Deposits:					
Operations	54,445				
Change fund	8,532		8,535		
Interest	61			27	8
Transfers					
Disbursements:					
Operations	(47,665)			(11)	
Change fund	(8,535)		(8,532)		
Transfers					
End of month	61,917	<u>\$100</u>	<u>\$ 378</u>	<u>\$20,012</u>	<u>\$1,010</u>
Less: Accounts payable	<u>(19,813)</u>				
Available after payment of current period payables	<u>\$42,104</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		\$236,738
Deposits:				
Operations				
Transfers				4,000
Interest		20		2,079
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month		<u>\$2,485</u>		<u>\$242,817</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

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

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HOUSING AUTHORITY OF THE CITY OF
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OTHER FUNDS:

	<u>CONSTRUCTION</u> <u>CHECKING</u>	<u>O & M</u> <u>FUND</u> <u>RESTRICTED</u> <u>SAVINGS</u>	<u>DEBT</u> <u>SERVICE</u> <u>FUND</u> <u>SAVINGS</u>	<u>DEBT</u> <u>RESERVE</u> <u>FUND</u> <u>RESTRICTED</u> <u>SAVINGS</u>
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