HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
October 25, 1995

S P E C I A L

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. Update on remodel of 40 masonry units
   Jay Smithman

2. Terry Reilly rental agreement approval for additional year.

3. Consideration of Sheriff's Office request

4. Consideration of 1996 Budget & Rent change
   RECD approval needed by 11/1/95

Continued from page 210

MINUTES OF A SPECIAL MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF CALDWELL, IDAHO
OCTOBER 26, 1995

The special meeting of the Housing Authority of the City of Caldwell, Idaho was held on the 26th day of October, 1995, at 12M in the Caldwell Elks meeting room in the City of Caldwell, Idaho.

The roll was called and the following commissioners were present:

Chairman: Don Downen
Vice Chairman: Dave Cornwell
Lew Kerfoot

Not present: Estella Zamora, Paul Okamura
Others present: Stewart Brent, Jay Smithman, Ray Crowder

ADDITIONAL 4-PLEX: The matter of the Housing Authority negotiating with a contractor to build an additional 4-plex had been considered in previous meetings. Don Downen received a letter, dated 10/25/95, from the Idaho Attorney General's office stating that "you are not required to advertise for bids under Idaho law" "the housing authority has the authority to contract without bidding under Idaho law".

After consideration and discussion of the above, a motion made by Dave Cornwell and seconded by Lew Kerfoot to authorize Ray Crowder, our architect, to choose a contractor to build 4-plex #16. Ray Crowder will also request approval of RECD. Motion carried.

MASONRY APARTMENT REMODEL: Jay Smithman reviewed, with the commissioners, the progress in compiling information for the application to the Idaho Housing Agency. The IHA loan is a 1 to 5 match. Idaho Power denied our request for help to provide the matching of funds up to $63,000. To take matching funds from our reserve was considered with Stewart Brent. $84,420 would be needed; Steward Brent gave the impression that it would be possible for such approval but the time frame is very short. Jay Smithman suggested that, after talking to the IHA, some type of matching funds would be acceptable via taxes assessed even though not paid out. Jay Smithman was authorized to finish compiling the application.

The office of the Housing Authority should look for an old tax assessment taken from 1980 to 1983. Check with insurance agent. Perhaps information could be found that would be accepted.

LETTER FROM SHERIFF'S OFFICE: The sheriff's office letter, requesting assistance, will be considered at our next meeting when all the commissioners are present.

TERRY REILLY LEASE: A motion by Lew Kerfoot and seconded by Dave Cornwell to extend our rental agreement with Terry Reilly Health Services for another year at the same rental rate. If more grant funds for Terry Reilly arrives in the spring of 1996, both parties will negotiate a mutually acceptable rent increase. Motion carried.

1996 PRELIMINARY BUDGET: The preliminary budget for 1996 and rental rate increase were carefully reviewed by the commissioners. After a considerable question and answer period of both the budget and rent increase as shown on the accompanying sheet.

A motion by Dave Cornwell and seconded by Lew Kerfoot to resolve to adopt the new rent schedule and the 1996 preliminary budget was made. Motion carried.

There being no further business the meeting was adjourned.

ATTEST ______________

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF CALDWELL, IDAHO

SPECIAL COMMISSIONERS MEETING
10/26/95

Commissioners present: Don Downen, Dave Cornwell & Lew Kerfoot
Not present: Estella Zamora & Paul
Additional present: Stewart Brent, Jay Smithman & Ray Crowder

The matter of the Housing Authority negotiating with a contractor to build an additional 4-plex had been considered in previous meetings. Don Downen received a letter, dated 10/25/95, from the Idaho Attorney General's office stating that "you are not required to advertise for bids under Idaho law" "the housing authority has the authority to contract without bidding under Idaho law".

After consideration and discussion of the above a motion made by Dave Cornwell and seconded by Lew Kerfoot to authorize Ray Crowder, our architect, to choose a contractor to build 4-plex #16. Ray Crowder will also request approval of RECD. Motion carried.

2. Jay Smithman reviewed, with the commissioners, the progress in compiling information for the application to the Idaho Housing Agency. The IHA loan is a 1 to 5 match. Idaho Power denied our request for help to provide the matching of funds up to $63,000. To take matching funds from our reserve was considered with Stewart Brent. $84,420.00 would be needed, Stewart Brent gave the impression that it would be possible for such approval but the time frame is very short. Jay Smithman suggested that, after talking to the IHA, some type of matching funds would be acceptable via taxes assessed even though not paid. Jay Smithman was authorized to finish compiling the application.

The office should look for an old tax assessment taken from 1980 to 1983. Check with insurance agent. Perhaps information could be found that would be acceptable.

3. Sheriff's Office letter, requesting assistance, will be considered at our next meeting when all the commissioners are present.

4. A motion by Lew Kerfoot and seconded by Dave Cornwell to extend our rental agreement with Terry Reilly Health Services for another year at the same rental rate. If more grant funds for Terry Reilly arrives in the spring, both parties will negotiate a mutually acceptable rent increase. Motion carried.

5. The preliminary budget for 1996 and rental rate increase were carefully reviewed by the commissioners. After a considerable question and answer period of both the budget and new rent schedule the commissioners agreed to accept the budget and rent increase as shown on accompanying sheet.

A motion by Dave Cornwell and seconded by Lew Kerfoot to Resolve to adopt the new rent schedule and 1996 preliminary budget was made. Motion carried.

Commissioners Mtg.
10-26-95
Paul + Estelle Not present

Stewart Brent
Jay
Roy

1. Motion to recommend to Roy Rrowder to choose a contractor for negociation.
by Dave
seconded Lew Carried
Roy athorizide to pick contractor a negociate approval of RECD

Reaffirm this

2. $84,420 from reserve to match IHA loan. for

3. Look for old assessment ~~to~~ or appraisal done in 1980. Dale Zimway 1980-1983

Nxt mtg 4. Sheriff's requests ~~for money.~~ private agency proposal on cost. -

5. Terry Reilly rental agreement.
1. Lew
2. Dave Carried.

Minutes indicate
Review: included question + answer forum.

6. Resolution to adopt new ~~Budget~~ Rent Schedule
1. Dave 1 Lew
2. Lew 2. Dave Carried over

also preliminary Budget.

PART IV - RENT SCHEDULE

A. CURRENT APPROVED RENTS PHASE I & II

Old Rent Schedule

	UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			TOTAL ANNUAL UTILITY ALLOWANCE (If used)	PER UNIT MONTHLY UTILITY ALLOWANCE	MONTHL RENT LESS UTILITI
	TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD			
Phase I	MASONARY	TWO-BEDROOM	112	185	(8 MONTHS OCCUPANCY)		165,760	0	0	114,240	85	
	FOUR-PLEX	TWO-BEDROOM	9	260			28,080	0	0	10,260	95	
	FOUR-PLEX	THREE-BEDROOM	42	280			141,120	0	0	52,920	105	
	FOUR-PLEX	FOUR-BEDROOM	17	300			61,200	0	0	23,460	115	
	FOUR-PLEX	FIVE-BEDROOM	4	320			15,360	0	0			
							0	0	0			
Phase II	FOUR-PLEX	TWO-BEDROOM	20	380			91,200	0	0	20,400	85	
	FOUR-PLEX	THREE-BEDROOM	22	400			105,600	0	0	25,080	95	
	FOUR-PLEX	FOUR-BEDROOM	16	415			79,680	0	0	20,160	105	
	FOUR-PLEX	FIVE-BEDROOM	2	430			10,320	0	0	2,760	115	
			226				BASIC	NOTE	HUD	200,880		

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Next mtg. approve application to IHA.

HOLLADAY ENGINEERING CO.

ENGINEERS • CONSULTANTS

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

October 25, 1995

Dave Linden
P.O. Box 70
Caldwell, ID. 83705

RE: New Pump for Well No 3, PR 061193

Dear Mr. Linden:

Riverside Inc. is the apparent low bidder for your project. After all bonds and paper work are finalized and Riverside Inc. is found to meet all requirements, Holladay Engineering recommends that Caldwell Housing Authority sign a contract for the new pump and electrical construction with Riverside Inc.

Sincerely,
HOLLADAY ENGINEERING CO.

Renee Bettis

Renee Bettis

PROPOSAL SUMMARY
Project No. PR 061193
Caldwell Housing Authority Well House Proposals 10/25/95

Item	Description	Amount	Priest	Riverside
1	Pump & motor	1	3132.00	2797.27
2	Pitless	1	1227.00	568.00
3	Electrical, Panel	1	2521.00	3000.00
4	Alarm Dialing	1	1575.00	540.00
5	Electrical	1	5770.00	3000.00
6	4" Drop pipe	115	8.31	6.27
7	Pump Cable	125	1.91	1.12
8	Draw Down Tube	115	1.24	1.20
9	Check Valves	2	265.00	131.52
10	Centralizer	1	50.00	93.33
11	Pipe & Fittings	1	3529.00	3994.13
12	Disinfection	1	100.00	200.00
	Total		19771.00	15454.82
	Time	weeks		
	As Proposed		19744.00	15454.82

20 YEAR PAYBACK

Total Cost Per Building	$48,300.00
Less Weatherizing	$6,090.00
Balance	$42,210.00
HOME Loan	$33,768.00
HOME Match	$8,442.00

Loan repayment per unit/month:

$33,768 / 4 units / 12 months / 20 years = $35.18

Plus administrative expense of $8.82 per unit per month $44.00

Existing rent $181.00 per month + $44.00 = $225.00 per month

Based upon the rehabilitation of 10 buildings (40 units) the costs would be:

HOME Loan	$337,680.00
HOME Match Grant	$84,420.00
Weatherizing	$60,900.00
Total Development Cost	$483,000.00

25 YEAR PAYBACK

Total Cost Per Building	$48,300.00
Less Weatherizing	$6,090.00
Balance	$42,210.00
HOME Loan	$33,768.00
HOME Match	$8,442.00

Loan repayment per unit/month:

$33,768 / 4 units / 12 months / 25 years = $28.14

Plus administrative expense of $10.86 per unit per month $39.00

Existing rent $181.00 per month + $39.00 = $220.00 per month

Based upon the rehabilitation of 10 buildings (40 units) the costs would be:

HOME Loan	$337,680.00
HOME Match Grant	$84,420.00
Weatherizing	$60,900.00
Total Development Cost	$483,000.00

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CONTRACT AMENDMENT

This amends the lease dated May 1, 1993, between THE HOUSING AUTHORITY OF THE CITY OF CALDWELL, the lessor, and TERRY REILLY HEALTH SERVICES, the lessee. By mutual agreement, the lease is amended as follows:

1. The term of the lease is changed so that it will terminate on September 31, 1996 instead of September 31, 1995.

2. It is mutually understood that the rental rate of $200.00 per month will continue in the new location (which is a four room clinical facility adjacent to the Library) until such time as the lessee is able to secure new grant funding or other income to cover the higher costs of the new space. At such time, a rate increase will be expected and negotiated to mutual satisfaction.

THE HOUSING AUTHORITY OF THE CITY OF CALDWELL

BY:______________________________

Chairman
Lessor

TERRY REILLY HEALTH SERVICES

BY:______________________________

Administrator
Lessee

PART IV - RENT SCHEDULE

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USDA-FmHA
Form FmHA 1930-7
(Rev. 11-93)

Position 3

FORM APPROVED
OMB NO. 0575-0033

MULTIPLE FAMILY HOUSING PROJECT BUDGET

PROJECT NAME	BORROWER NAME	BORROWER ID AND PROJECT NO.
FARMWAY VILLAGE	CALDWELL HOUSING AUTHORITY	12-014-826001076

Reporting Period	Budget Type	Poject Rental Type	Project Type	Borrower Type		Plan Code
[X] Annual	[ ] Initial	[ ] Family	[ ] Full Profit	[ ] Individual	[ ] Assn. of Farmers	
[ ] Quarterly	[X] Regular Report	[ ] Elderly	[ ] Limited Profit	[ ] Corporation		
[ ] Monthly	[ ] Rent Change	[ ] Congregate	[X] Non-Profit	[ ] Limited Partner	[ ] Organ. of Farm Workers	Borrower Accounting Method
	[ ] SMR	[ ] Group Home		[X] Other	[ ] Gen. Partner	
	[ ] Other Servicing	[ ] Mixed [X] LH			[ ] Ineligible	[X] Cash [ ] Accrual

PART I – CASH FLOW STATEMENT

1996 PRELIMINARY BUDGET

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
BEGINNING DATES>	(01-01-95)	(01-01-95)	(01-01-96)	(- -)
ENDING DATES>	(12-31-95)	(12-31-95)	(12-31-96)	(- -)
OPERATIONAL CASH SOURCES				
1. RENTAL INCOME	482,400	481,116	660,260	
2. FmHA RENTAL ASSISTANCE RECEIVED				
3. OCCUPANCY SURCHARGES RECEIVED				
4. LAUNDRY AND VENDING	6,440	6,950	7,000	
5. INTEREST INCOME	9,400	9,950	10,000	
6. TENANT CHARGES	2,700	6,697	6,640	
7. OTHER - PROJECT SOURCES NON-DWELL RT	8,880	8,880	8,880	
8. LESS *(Vacancy and Contingency Allowance)* @ 4%	(19,296)		(26,410)	
9. LESS *(FmHA Approved Incentive Allowance)*	( )		( )	
10. SUB-TOTAL *[(1 thru 7) - (8 & 9)]*	490,524	513,593	666,370	
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)*	490,524	513,593	666,370	
OPERATIONAL CASH USES				
16. TOTAL O&M EXPENSES *(From Part II)*	400,050	391,020	511,321	
17. FmHA DEBT PAYMENT	26,355	26,355	88,955	
18. FmHA PAYMENT *(Overage)*				
19. FmHA PAYMENT *(Late Fee)*				
20. FmHA PAYMENT *(Occupancy Surcharge)*				
21. TENANT UTILITY PAYMENTS				
22. TRANSFER TO RESERVE	64,000	48,000	65,600	
23. RETURN TO OWNER				
24. SUB-TOTAL *(16 thru 23)*	490,405	465,375	665,876	
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)*	490,405	465,375	665,876	
30. NET CASH (DEFICIT) *(15–29)*	119	48,218	493	
CASH BALANCE				
31. BEGINNING CASH BALANCE				
32. ACCRUAL TO CASH ADJUSTMENT				
33. ENDING CASH BALANCE (30+31+32)				

PART II – OPERATING AND MAINTENANCE EXPENSE SCHEDULE

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
1. MAINTENANCE & REPAIRS PAYROLL	68,415	71,510	89,485	
2. MAINTENANCE & REPAIRS SUPPLY	77,000	78,502	82,000	
3. MAINTENANCE & REPAIRS CONTRACT				
4. PAINTING AND DECORATING	2,000	3,101	15,500	
5. SNOW REMOVAL	2,500	2,000	4,000	
6. ELEVATOR MAINTENANCE/CONTRACT				
7. GROUNDS SERVICE, CHEMICALS & PAVEMENT	24,000	27,150	43,000	
8. SERVICES				
9. FURNITURE & FURNISHING REPLACEMENT			2,200	
10. OTHER OPERATING EXPENSES	3,800	2,000	3,800	
11. **SUB-TOTAL MAINT. & OPERATING** *(1 thru 10)*	177,715	184,263	239,985	
12. ELECTRICITY	17,300	21,630	25,000	
13. WATER	2,200	2,178	3,200	
14. SEWER	1,000	1,209	4,250	
15. FUEL *(Oil/Coal/Gas)*				
16. GARBAGE & TRASH REMOVAL	19,440	19,440	26,580	
17. OTHER UTILITIES				
18. **SUB-TOTAL UTILITIES** *(12 thru 17)*	39,940	44,457	59,030	
19. SITE MANAGEMENT PAYROLL	66,375	65,659	79,762	
20. MANAGEMENT FEE				
21. PROJECT AUDITING EXPENSE	3,000	3,050	4,000	
22. PROJECT BOOKKEEPING/ACCOUNTING	2,000	9,200	7,250	
23. LEGAL EXPENSES	5,000	200	6,500	
24. ADVERTISING			300	
25. TELEPHONE & ANSWERING SERVICE	2,100	2,690	3,300	
26. OFFICE SUPPLIES	1,000	1,050	3,000	
27. OFFICE FURNITURE & EQUIPMENT	3,000	4,200	8,000	
28. TRAINING EXPENSE	900	900	3,000	
29. HEALTH INS. & OTHER EMP. BENEFITS .RTRMNT	45,195	25,129	36,900	
30. PAYROLL TAXES & UNEMPLOYMENT	20,825	13,374	16,502	
31. WORKMAN'S COMPENSATION	6,000	4,924	6,093	
32. OTHER ADMINISTRATIVE EXPENSES	4,500	10,490	6,000	
33. **SUB-TOTAL ADMINISTRATIVE** *(19 thru 32)*	159,895	140,866	190,606	
34. REAL ESTATE TAXES				
35. SPECIAL ASSESSMENTS				
36. OTHER TAXES, LICENSES & PERMITS		700	700	
37. PROPERTY & LIABILITY INSURANCE	22,500	17,394	27,000	
38. FIDELITY COVERAGE INSURANCE				
39. OTHER INSURANCE		3,340	4,000	
40. **SUB-TOTAL TAXES & INSURANCE** *(34 thru 39)*	22,500	21,434	31,700	
41. **TOTAL O&M EXPENSES** *(11+18+33+40)*	400,050	391,020	511,321	

PART III – ACCOUNT BUDGETING/STATUS

RESERVE ACCOUNT:	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
1. BEGINNING BALANCE	255,728	255,728	289,568	
2. TRANSFER TO RESERVE	64,000	48,000	65,600	
TRANSFER FROM RESERVE:				
3. OPERATING DEFICIT				
4. BUILDING REPAIR & IMPROVEMENTS		14,160		
5. EQUIPMENT REPAIR & REPLACEMENTS				
6. OTHER NON-OPERATING EXPENSES				
7. TOTAL *(3 thru 6)*	( )	(14,160)	( )	
8. ENDING BALANCE *[(1+2)–7]*	319,728	289,568	355,168	

GENERAL OPERATING ACCOUNT:*	ACTUAL	COMMENTS or (YTD)
BEGINNING BALANCE		
ENDING BALANCE		

REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:*	ACTUAL	COMMENTS or (YTD)
BEGINNING BALANCE		
ENDING BALANCE		

TENANT SECURITY DEPOSIT ACCOUNT:*	ACTUAL	COMMENTS or (YTD)
BEGINNING BALANCE		
ENDING BALANCE		

*(*Complete only when Form FmHA 1930-8 is not required)*

PART IV – RENT SCHEDULE ☐ Check if attached

PART V – ADDITIONAL INFORMATION

TO BE COMPLETED BY BORROWER:

1. PAST DUE RENTS ______
2. DEBTS NOT CURRENT ______
3. DELINQUENT REAL ESTATE TAXES ______
4. DELINQUENT PERSONAL PROPERTY TAXES ______
5. NUMBER OF APPLICANTS ON WAITING LIST ______
6. NUMBER OF APPLICANTS NEEDING RA ______

TO BE COMPLETED BY FmHA:

7. PROJECT PAYMENT STATUS ______
8. RESERVE ACCOUNT
   REQUIRED BALANCE . . . . ______
   AMOUNT AHEAD *(Behind)* ______
9. OCCUPANCY CONCERNS?
   ☐ YES - ATTACH NARRATIVE ☐ NO

PART VI – SIGNATURES, DATES AND COMMENTS

☐ Check if Borrower comments attached ☐ Check if FmHA comments attached

CERTIFIED CORRECT *(Borrower or Authorized Representative):* **DATE:**

FmHA APPROVAL *(FmHA Approval Official):* **DATE:**

PART IV – RENT SCHEDULE

A. CURRENT APPROVED RENTS:

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE *(If used)*
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
S	2	112	185.00	@ 8 month	occupancy	165,760			
S	2	9	260,00			28,080			
M	3	42	280,00			141,120			
L	4	17	300,00			61,200			
L	5	4	320,00			15,360			
		184							
					CURRENT RENT TOTALS:	411,520			
						BASIC	NOTE	HUD	

B. PROPOSED CHANGE TO RENTS:

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE *(If used)*
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
S	2	112	190.00	@ 8 month	occupancy	170,240			
S	2	29	285.00			99,180			
M	3	64	305.00			234,240			
L	4	33	330.00			130,680			
L	5	6	360.00			25,920			
		244							
					CURRENT RENT TOTALS:	660,260			
						BASIC	NOTE	HUD	

NOTE #1: Enter lowest RENT TOTAL *(BASIC, NOTE or HUD)* from above on PART I, Line 1. Enter the CURRENT RENT TOTAL on the CURRENT BUDGET Column. Enter the PROPOSED RENT TOTAL on the PROPOSED BUDGET Column. When there is no proposed change to current rents, enter the CURRENT RENT TOTAL, on both CURRENT BUDGET and PROPOSED BUDGET columns.

NOTE #2: Follow this process to establish new rent rates:

1. Enter operational uses of cash *(from PART I - Lines 16, 17, 22 & 23)* .... ________
2. Enter non-rent income *(From PART I - Lines 4, 5, 6 & 7)* .... ________
3. Rental Income Needed - Subtract Line 2 from Line 1 .... ________
4. Projected occupancy level factor (.__) *(For example enter ".95" for 95% expected occupancy)*
5. Total income needed from rent *(Divide Line 3 by Line 4)* .... ________
6. Calculate BASIC and NOTE RATE rents for each size unit. *(Refer to Exhibit H-1 of FmHA Instruction 1930-C.)*

PART IV - RENT SCHEDULE

A. CURRENT APPROVED RENTS PHASE I & II

New Rent Schedule

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			TOTAL ANNUAL UTILITY ALLOWANCE (If used)	PER UNIT MONTHLY UTILITY ALLOWANCE	MONTHLY RENT LESS UTILITIES
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD			
MASONARY	TWO-BEDROOM	112	190	(8 MONTHS OCCUPANCY)		170,240	0	0	33,600	25	
FOUR-PLEX	TWO-BEDROOM	9	285			30,780	0	0	5,724	53	
FOUR-PLEX	THREE-BEDROOM	42	305			153,720	0	0	35,280	70	
FOUR-PLEX	FOUR-BEDROOM	17	330			67,320	0	0	19,176	94	
FOUR-PLEX	FIVE-BEDROOM	4	360			17,280	0	0	4,848	101	
						0	0	0			
FOUR-PLEX	TWO-BEDROOM	20	285			68,400	0	0	12,720	53	
FOUR-PLEX	THREE-BEDROOM	22	305			80,520	0	0	18,480	70	
FOUR-PLEX	FOUR-BEDROOM	16	330			63,360	0	0	18,048	94	
FOUR-PLEX	FIVE-BEDROOM	2	360			8,640	0	0	2,424	101	
		244				BASIC	NOTE	HUD	150,300		
					ANNUAL	660,260					
					ANNUAL-UTIL	509,960	220,920				

PART IV - RENT SCHEDULE

A. CURRENT APPROVED RENTS PHASE I & II

New Rent Schedule

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			TOTAL ANNUAL UTILITY ALLOWANCE (If used)	PER UNIT MONTHLY UTILITY ALLOWANCE	MONTHLY RENT LESS UTILITIES
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD			
MASONARY	TWO-BEDROOM	112	190	(8 MONTHS OCCUPANCY)		170,240	0	0	33,600	25	
FOUR-PLEX	TWO-BEDROOM	9	285			30,780	0	0	5,724	53	
FOUR-PLEX	THREE-BEDROOM	42	305			153,720	0	0	35,280	70	
FOUR-PLEX	FOUR-BEDROOM	17	330			67,320	0	0	19,176	94	
FOUR-PLEX	FIVE-BEDROOM	4	360			17,280	0	0	4,848	101	
						0	0	0			
FOUR-PLEX	TWO-BEDROOM	20	285			68,400	0	0	12,720	53	
FOUR-PLEX	THREE-BEDROOM	22	305			80,520	0	0	18,480	70	
FOUR-PLEX	FOUR-BEDROOM	16	330			63,360	0	0	18,048	94	
FOUR-PLEX	FIVE-BEDROOM	2	360			8,640	0	0	2,424	101	
		244				BASIC	NOTE	HUD	150,300		
					ANNUAL	660,260					
					ANNUAL-UTIL	509,960	220,920				

PART IV - RENT SCHEDULE

A. CURRENT APPROVED RENTS PHASE I & II

New Rent Schedule

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			TOTAL ANNUAL UTILITY ALLOWANCE (If used)	PER UNIT MONTHLY UTILITY ALLOWANCE	MONTHLY RENT LESS UTILITIES
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD			
MASONARY	TWO-BEDROOM	112	190	(8 MONTHS OCCUPANCY)		170,240	0	0	33,600	25	
FOUR-PLEX	TWO-BEDROOM	9	285			30,780	0	0	5,724	53	
FOUR-PLEX	THREE-BEDROOM	42	305			153,720	0	0	35,280	70	
FOUR-PLEX	FOUR-BEDROOM	17	330			67,320	0	0	19,176	94	
FOUR-PLEX	FIVE-BEDROOM	4	360			17,280	0	0	4,848	101	
						0	0	0			
FOUR-PLEX	TWO-BEDROOM	20	285			68,400	0	0	12,720	53	
FOUR-PLEX	THREE-BEDROOM	22	305			80,520	0	0	18,480	70	
FOUR-PLEX	FOUR-BEDROOM	16	330			63,360	0	0	18,048	94	
FOUR-PLEX	FIVE-BEDROOM	2	360			8,640	0	0	2,424	101	
		244				BASIC	NOTE	HUD	150,300		
					ANNUAL	660,260					
					ANNUAL-UTIL	509,960	220,920				

PART IV - RENT SCHEDULE

HOUSING AUTHORITY OF THE CITY OF CALDWELL

Established in 1946

P. O. Box 70

CALDWELL, IDAHO 83605

TELEPHONE
459-3232

CALDWELL FARMWAY VILLAGE HOUSING

BUDGET JAN. 1, 1995 through DEC. 31, 1995

ACCOUNTS	INCOME 1994	BUDGET 1994	BUDGET 1995
(5010) Dwelling Rent	$ 482,101.00	$ 399,174.00	$ 463,104.00
(5020) Non-Dwelling Rent	8,880.00	8,500.00	8,880.00
(5030) Other Project Inc	10,672.00	8,000.00	9,140.00
(5050) Interest Income	9,721.00	7,000.00	9,400.00
	$ 511,374.00	$ 422,674.00	$ 490,524.00

EXPENSES (PROJECTED)			
(7310) Management Salaries	$ 55,714.00	$ 54,340.00	$ 66,375.00
(7320) Maintenance Salaries	67,096.00	61,342.00	68,415.00
(7370) Electricity	16,664.00	15,000.00	17,300.00
(7470) State Retirement & FICA	22,409.00	20,537.00	25,960.00
(7480) Other Management Expense	26,840.00	16,400.00	18,100.00
(7500) Irrigation & Water	2,098.00	1,950.00	2,200.00
(7450) Blue Cross Insurance	26,074.00	26,856.00	29,545.00
(7530) Insurance, Property & Liability	25,689.00	20,965.00	22,500.00
(2310) Workmans Compensation	3,981.00	6,000.00	6,000.00
(7540) Legal & Accounting	10,127.00	11,250.00	10,000.00
(7580) (7590) Repairs & Maintenance	77,088.00	57,114.00	86,334.00
(7630) Sanitation, Garbage Removal	19,440.00	19,440.00	19,440.00
(7640) Lawn Care & Chemicals	24,854.00	18,125.00	24,000.00
(2320) Unemployment Tax	3,273.00	3,000.00	4,000.00
(2500) Debt Retirement	26,355.00	26,355.00	26,355.00
(3500) Debt Reserve	64,000.00	64,000.00	64,000.00
	$ 471,702.00	$ 422,674.00	$ 490,524.00

SDA-FmHA
rm FmHA 1930-7
ev. 11-93)

Position 3

FORM APPROVED
OMB NO. 0575-0033

MULTIPLE FAMILY HOUSING PROJECT BUDGET

PROJECT NAME	BORROWER NAME	BORROWER ID AND PROJECT NO.

Reporting Period	Budget Type	Poject Rental Type	Project Type	Borrower Type		Plan Code
☐ Annual	☐ Initial	☐ Family	☐ Full Profit	☐ Individual	☐ Assn. of Farmers	
☐ Quarterly	☐ Regular Report	☐ Elderly	☐ Limited Profit	☐ Corporation	Organ. of	
☐ Monthly	☐ Rent Change	☐ Congregate	☐ Non-Profit	☐ Limited Partner	☐ Farm Workers	Borrower Accounting Method
	☐ SMR	☐ Group Home		☐ Other	☐ Gen. Partner	
	☐ Other Servicing	☐ Mixed ☐ LH			☐ Ineligible	☐ Cash ☐ Accrual

PART I – CASH FLOW STATEMENT

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
BEGINNING DATES>	(- -)	(- -)	(1-1-96)	(- -)
ENDING DATES>	(- -)	(- -)	(12-31-96)	(- -)
PERATIONAL CASH SOURCES				
1. RENTAL INCOME	482 400	481 116	660 260	
2. FmHA RENTAL ASSISTANCE RECEIVED				
3. OCCUPANCY SURCHARGES RECEIVED				
4. LAUNDRY AND VENDING	6 440	6 950	7 000	
5. INTEREST INCOME	9 400	9 950	10 000	
6. TENANT CHARGES	2 700	6 697	6 640	
7. OTHER - PROJECT SOURCES Non-[illegible]	8 880	8 880	8 880	
8. LESS *(Vacancy and Contingency Allowance)* @ 4%	(19,296)		(-26 410)	
9. LESS *(FmHA Approved Incentive Allowance)*	( )		( )	
0. SUB-TOTAL *[(1 thru 7) - (8 & 9)]*	490 524	513 593	666 370	
ON-OPERATIONAL CASH SOURCES				
1. CASH - NON PROJECT				
2. AUTHORIZED LOAN *(Non-FmHA)*				
3. TRANSFER FROM RESERVE				
4. SUB-TOTAL *(11 thru 13)*				
5. TOTAL CASH SOURCES *(10+14)*	490 524	513 593	666 370	
PERATIONAL CASH USES				
6. TOTAL O&M EXPENSES *(From Part II)*	400 050	391 020	511 321	
7. FmHA DEBT PAYMENT	26 355	26 355	88 955	62 600
8. FmHA PAYMENT *(Overage)*				
9. FmHA PAYMENT *(Late Fee)*				
0. FmHA PAYMENT *(Occupancy Surcharge)*				
1. TENANT UTILITY PAYMENTS				
2. TRANSFER TO RESERVE	64 000	48 000	65 600	17 588
3. RETURN TO OWNER				
4. SUB-TOTAL *(16 thru 23)*	490 405	465 325	665 876	
ON-OPERATIONAL CASH USES				
5. AUTHORIZED DEBT PAYMENT *(Non-FmHA)*				
6. LONG-TERM IMPROVEMENTS				
7. MISCELLANEOUS				
8. SUB-TOTAL *(25 thru 27)*				
9. TOTAL CASH USES *(24+28)*	490 405	465 375	665 876	
0. NET CASH (DEFICIT) *(15–29)*	119	48 218	493	
ASH BALANCE				
1. BEGINNING CASH BALANCE	49 783			
2. ACCRUAL TO CASH ADJUSTMENT				
3. ENDING CASH BALANCE (30+31+32)	50 097			

ublic reporting burden for this collection of information is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing lata sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate r any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture, Clearance Officer, OIRM, AG Box 630, Washington, D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB No. 0575-0033), Wasington, D.C. 20503. Please O 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	68415	21510	89485	
2. MAINTENANCE & REPAIRS SUPPLY	77000	78502	82000	
3. MAINTENANCE & REPAIRS CONTRACT				
4. PAINTING AND DECORATING 758	2000	3101	15500	
5. SNOW REMOVAL 758	2500	2000	4000	
6. ELEVATOR MAINTENANCE/CONTRACT				
7. GROUNDS	24000	27150	43000	
8. SERVICES				
9. FURNITURE & FURNISHING REPLACEMENT			2200	
10. OTHER OPERATING EXPENSES	3800	3000	3800	
11. SUB-TOTAL MAINT. & OPERATING *(1 thru 10)*		184263	239985	
12. ELECTRICITY	17300	21630	25000	
13. WATER	2200	2178	3200	
14. SEWER 758	1000	1209	4250	
15. FUEL *(Oil/Coal/Gas)*				
16. GARBAGE & TRASH REMOVAL	19440	19440	26580	(7 New)
17. OTHER UTILITIES				@ 85.00
18. SUB-TOTAL UTILITIES *(12 thru 17)*	39940	44457	59030 57 030	
19. SITE MANAGEMENT PAYROLL	66375	65659	79762	
20. MANAGEMENT FEE		71500		
21. PROJECT AUDITING EXPENSE	3000	3050	4,000	
22. PROJECT BOOKKEEPING/ACCOUNTING	2000	9200	7250	
23. LEGAL EXPENSES	5000	200	6500	
24. ADVERTISING			300	
25. TELEPHONE & ANSWERING SERVICE 748	2100	2690	3300	
26. OFFICE SUPPLIES 748	1000	1050	3000	
27. OFFICE FURNITURE & EQUIPMENT 748	3000	4200	8000	
28. TRAINING EXPENSE 748	900	900	3000	
29. HEALTH INS. & OTHER EMP. BENEFITS + Rtmt	45195	25129	38900	2250
30. PAYROLL TAXES + Unemployment	20825	13374	16502	
31. WORKMAN'S COMPENSATION	6000	4924	6093	
32. OTHER ADMINISTRATIVE EXPENSES 748	4500	10490	6000	
33. SUB-TOTAL ADMINISTRATIVE *(19 thru 32)*	159895	140866	190606	?
34. REAL ESTATE TAXES				
35. SPECIAL ASSESSMENTS				
36. OTHER TAXES, LICENSES & PERMITS		700	700	
37. PROPERTY & LIABILITY INSURANCE	22500	17394	27000	
38. FIDELITY COVERAGE INSURANCE				
39. OTHER INSURANCE		3340	4000	
40. SUB-TOTAL TAXES & INSURANCE *(34 thru 39)*	22500	21434	31700	
41. TOTAL O&M EXPENSES *(11+18+33+40)*	400050	391020	571,321	

PART III – ACCOUNT BUDGETING/STATUS

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
RESERVE ACCOUNT:				
1. BEGINNING BALANCE	255728	255728	289568	
2. TRANSFER TO RESERVE	64000	48000	65600	✓ 2566
TRANSFER FROM RESERVE:				
3. OPERATING DEFICIT				
4. BUILDING REPAIR & IMPROVEMENTS		14160		
5. EQUIPMENT REPAIR & REPLACEMENTS				
6. OTHER NON-OPERATING EXPENSES				
7. TOTAL *(3 thru 6)*	( )	(14160)	( )	
8. ENDING BALANCE *[(1+2)–7]*	319728	289568	355168	

	ACTUAL	COMMENTS or (YTD)
GENERAL OPERATING ACCOUNT:*		
BEGINNING BALANCE		
ENDING BALANCE		
REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:*		
BEGINNING BALANCE		
ENDING BALANCE		
TENANT SECURITY DEPOSIT ACCOUNT:*		
BEGINNING BALANCE		
ENDING BALANCE		

*(*Complete only when Form FmHA 1930-8 is not required)*

PART IV – RENT SCHEDULE ☐ Check if attached

PART V – ADDITIONAL INFORMATION

TO BE COMPLETED BY BORROWER:

1. PAST DUE RENTS ______
2. DEBTS NOT CURRENT ______
3. DELINQUENT REAL ESTATE TAXES ______
4. DELINQUENT PERSONAL PROPERTY TAXES ______
5. NUMBER OF APPLICANTS ON WAITING LIST ______
6. NUMBER OF APPLICANTS NEEDING RA ______

TO BE COMPLETED BY FmHA:

7. PROJECT PAYMENT STATUS ______
8. RESERVE ACCOUNT
   REQUIRED BALANCE ______
   AMOUNT AHEAD *(Behind)* ______
9. OCCUPANCY CONCERNS?
   ☐ YES - ATTACH NARRATIVE ☐ NO

PART VI – SIGNATURES, DATES AND COMMENTS

☐ Check if Borrower comments attached ☐ Check if FmHA comments attached

CERTIFIED CORRECT *(Borrower or Authorized Representative):* **DATE:**

FmHA APPROVAL *(FmHA Approval Official):* **DATE:**

USDA-FmHA
Form FmHA 1930-7
(Rev. 3-92)

Position 3

FORM APPROVED
OMB NO. 0575-0033

MULTIPLE FAMILY HOUSING PROJECT BUDGET

PROJECT NAME	BORROWER NAME	BORROWER ID AND PROJECT NO.
Farmway Village II	Housing Authority of the City of Caldwell	

Reporting Period	Budget Type	Poject Rental Type	Project Type	Borrower Type		Plan Code
☒ Annual	☒ Initial	☐ Family	☐ Full Profit	☐ Individual	☐ Assn. of Farmers	
☐ Quarterly	☐ Regular Report	☐ Elderly	☐ Limited Profit	☐ Corporation		
☐ Monthly	☐ Rent Change	☐ Congregate	☒ Non-Profit	☐ Limited Partner	☐ Organ. of Farm Workers	Borrower Accounting Method
	☐ SMR	☐ Group Home		☒ Other Housing Authority	☐ Gen. Partner	
	☐ Other Servicing	☒ Mixed			☐ Ineligible	☐ Cash ☐ Accrual

PART I – CASH FLOW STATEMENT

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
BEGINNING DATES>	(- -)	(- -)	(- -)	(- -)
ENDING DATES>	(- -)	(- -)	(- -)	(- -)
OPERATIONAL CASH SOURCES				
1. RENTAL INCOME			218,106	
2. FmHA RENTAL ASSISTANCE RECEIVED				
3. OCCUPANCY SURCHARGES RECEIVED				
4. LAUNDRY AND VENDING				
5. INTEREST INCOME				
6. TENANT CHARGES				
7. OTHER - PROJECT SOURCES				
8. LESS *(Vacancy and Contingency Allowance)*	( )		(10,905)	
9. LESS *(FmHA Approved Incentive Allowance)*	( )		( )	
10. SUB-TOTAL *[(1 thru 7) - (8 & 9)]*			207,201	
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)*			207,201	
OPERATIONAL CASH USES				
16. TOTAL O&M EXPENSES *(From Part II)*			108,949	
17. FmHA DEBT PAYMENT			63,077	
18. FmHA PAYMENT *(Overage)*				
19. FmHA PAYMENT *(Late Fee)*				
20. FmHA PAYMENT *(Occupancy Surcharge)*				
21. TENANT UTILITY PAYMENTS				
22. TRANSFER TO RESERVE			35,175	
23. RETURN TO OWNER				
24. SUB-TOTAL *(16 thru 23)*			207,201	
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)*			207,201	
30. **NET CASH (DEFICIT)** *(15–29)*				
CASH BALANCE				
31. BEGINNING CASH BALANCE				
32. ACCRUAL TO CASH ADJUSTMENT				
33. ENDING CASH BALANCE (30+31+32)				

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 I/)PERATING AND MAINTENANCE EXP' 'E SCHEDULE

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
1. MAINTENANCE & REPAIRS PAYROLL			15,000	
2. MAINTENANCE & REPAIRS SUPPLY			5,000	
3. MAINTENANCE & REPAIRS CONTRACT				
4. PAINTING AND DECORATING			3,500	
5. SNOW REMOVAL			1,500	
6. ELEVATOR MAINTENANCE/CONTRACT				
7. GROUNDS			10,000	
8. SERVICES				
9. FURNITURE & FURNISHING REPLACEMENT			2,200	
10. OTHER OPERATING EXPENSES				
11. **SUB-TOTAL MAINT. & OPERATING** *(1 thru 10)*			37,200	
12. ELECTRICITY			2,800	
13. WATER			3,250	
14. SEWER			4,250	
15. FUEL *(Oil/Coal/Gas)*				
16. GARBAGE & TRASH REMOVAL			5,760	
17. OTHER UTILITIES				
18. **SUB-TOTAL UTILITIES** *(12 thru 17)*			16,060	
19. SITE MANAGEMENT PAYROLL			14,500	
20. MANAGEMENT FEE				
21. PROJECT AUDITING EXPENSE			3,600	
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 & EQUIPMENT*			5,500	
28. TRAINING EXPENSE			2,400	
29. HEALTH INS. & OTHER EMP. BENEFITS			11,536	
30. PAYROLL TAXES			1,829	
31. WORKMAN'S COMPENSATION			1,062	
32. OTHER ADMINISTRATIVE EXPENSES			1,062	
33. **SUB-TOTAL ADMINISTRATIVE** *(19 thru 32)*			47,689	
34. REAL ESTATE TAXES				
35. SPECIAL ASSESSMENTS				
36. OTHER TAXES, LICENSES & PERMITS				
37. PROPERTY & LIABILITY INSURANCE			8,000	
38. FIDELITY COVERAGE INSURANCE				
39. OTHER INSURANCE				
40. **SUB-TOTAL TAXES & INSURANCE** *(34 thru 39)*			8,000	
41. **TOTAL O&M EXPENSES** *(11+18+33+40)*			108,949	

PART III – ACCOUNT BUDGETING/STATUS

RESERVE ACCOUNT:	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
1. BEGINNING BALANCE				
2. TRANSFER TO RESERVE				
TRANSFER FROM RESERVE:				
3. OPERATING DEFICIT				
4. BUILDING REPAIR & IMPROVEMENTS				
5. EQUIPMENT REPAIR & REPLACEMENTS				
6. OTHER NON-OPERATING EXPENSES				
7. TOTAL *(3 thru 6)*	( )	( )	( )	
8. ENDING BALANCE *[(1+2)–7]*				

GENERAL OPERATING ACCOUNT:*	ACTUAL	COMMENTS or (YTD)
BEGINNING BALANCE		
ENDING BALANCE		

REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:*	ACTUAL	COMMENTS or (YTD)
BEGINNING BALANCE		
ENDING BALANCE		

TENANT SECURITY DEPOSIT ACCOUNT:*	ACTUAL	COMMENTS or (YTD)
BEGINNING BALANCE		
ENDING BALANCE		

*(*Complete only when Form FmHA 1930-8 is not required)*

PART IV – RENT SCHEDULE ☐ Check if attached

PART V – ADDITIONAL INFORMATION

TO BE COMPLETED BY BORROWER:

1. PAST DUE RENTS ____
2. DEBTS NOT CURRENT ____
3. DELINQUENT REAL ESTATE TAXES ____
4. DELINQUENT PERSONAL PROPERTY TAXES ____
5. NUMBER OF APPLICANTS ON WAITING LIST ____
6. NUMBER OF APPLICANTS NEEDING RA ____

TO BE COMPLETED BY FmHA:

7. PROJECT PAYMENT STATUS ____
8. RESERVE ACCOUNT
   REQUIRED BALANCE.... ____
   AMOUNT AHEAD *(Behind)* ____
9. OCCUPANCY CONCERNS?
   ☐ YES - ATTACH NARRATIVE ☐ NO

PART VI – SIGNATURES, DATES AND COMMENTS

☐ Check if Borrower comments attached

☐ Check if FmHA comments attached

CERTIFIED CORRECT *(Borrower or Authorized Representative)*: DATE:

x [illegible] 10/26/94

FmHA APPROVAL *(FmHA Approval Official)*: DATE:

[illegible] 10/2/95

PART IV – RENT SCHEDULE

A. CURRENT APPROVED RENTS:

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE *(If used)*
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
	2	20	380			91.200			20.400
	3	22	400			105.600			25.080
	4	16	415			79.680			20.160
	5	2	430			10.320			2.760
					CURRENT RENT TOTALS:	286.800			
						BASIC	NOTE	HUD	

B. PROPOSED CHANGE TO RENTS:

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE *(If used)*
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
					CURRENT RENT TOTALS:				
						BASIC	NOTE	HUD	

NOTE #1: Enter lowest RENT TOTAL *(BASIC, NOTE or HUD)* from above on PART I, Line 1. Enter the CURRENT RENT TOTAL on the CURRENT BUDGET Column. Enter the PROPOSED RENT TOTAL on the PROPOSED BUDGET Column. When there is no proposed change to current rents, enter the CURRENT RENT TOTAL, on both CURRENT BUDGET and PROPOSED BUDGET columns.

NOTE #2: Follow this process to establish new rent rates:

1. Enter operational uses of cash *(from PART I - Lines 16, 17, 22 & 23)* .... ________
2. Enter non-rent income *(From PART I - Lines 4, 5, 6 & 7)* .... ________
3. Rental Income Needed - Subtract Line 2 from Line 1 .... ________
4. Projected occupancy level factor (.__) *(For example enter ".95" for 95% expected occupancy)* .... ________
5. Total income needed from rent *(Divide Line 3 by Line 4)* .... ________
6. Calculate BASIC and NOTE RATE rents for each size unit. *(Refer to Exhibit H-1 of FmHA Instruction 1930-C.)*

.RT III – ACCOUNT BUDGETING/STAT

RESERVE ACCOUNT:	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
1. BEGINNING BALANCE				
2. TRANSFER TO RESERVE				
TRANSFER FROM RESERVE:				
3. OPERATING DEFICIT				
4. BUILDING REPAIR & IMPROVEMENTS				
5. EQUIPMENT REPAIR & REPLACEMENTS				
6. OTHER NON-OPERATING EXPENSES				
7. TOTAL *(3 thru 6)*	( )	( )	( )	
8. ENDING BALANCE *[(1+2)–7]*				

GENERAL OPERATING ACCOUNT:*	ACTUAL	COMMENTS or (YTD)
BEGINNING BALANCE		
ENDING BALANCE		

REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:*	ACTUAL	COMMENTS or (YTD)
BEGINNING BALANCE		
ENDING BALANCE		

TENANT SECURITY DEPOSIT ACCOUNT:*	ACTUAL	COMMENTS or (YTD)
BEGINNING BALANCE		
ENDING BALANCE		

*(*Complete only when Form FmHA 1930-8 is not required)*

PART IV – RENT SCHEDULE ☐ Check if attached

PART V – ADDITIONAL INFORMATION

TO BE COMPLETED BY BORROWER:

1. PAST DUE RENTS ____________
2. DEBTS NOT CURRENT ____________
3. DELINQUENT REAL ESTATE TAXES ____________
4. DELINQUENT PERSONAL PROPERTY TAXES ____________
5. NUMBER OF APPLICANTS ON WAITING LIST ____________
6. NUMBER OF APPLICANTS NEEDING RA ____________

TO BE COMPLETED BY FmHA:

7. PROJECT PAYMENT STATUS ____________
8. RESERVE ACCOUNT
   REQUIRED BALANCE ____________
   AMOUNT AHEAD *(Behind)* ____________
9. OCCUPANCY CONCERNS?
   ☐ YES - ATTACH NARRATIVE ☐ NO

PART VI – SIGNATURES, DATES AND COMMENTS

☐ Check if Borrower comments attached ☐ Check if FmHA comments attached

CERTIFIED CORRECT *(Borrower or Authorized Representative)*: DATE:

x Donald E. Dower 10/26/94

FmHA APPROVAL *(FmHA Approval Official)*: DATE:

Harry Stacklen 10/2/95

PART IV – RENT SCHEDULE

A. CURRENT APPROVED RENTS:

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE *(If used)*
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
	2	20	380			91.200			20.400
	3	22	400			105.600			25.080
	4	16	415			79.680			20.160
	5	2	430			10.320			2.760
					CURRENT RENT TOTALS:	286.800			
						BASIC	NOTE	HUD	

B. PROPOSED CHANGE TO RENTS:

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE *(If used)*
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
					CURRENT RENT TOTALS:				
						BASIC	NOTE	HUD	

NOTE #1: Enter lowest RENT TOTAL *(BASIC, NOTE or HUD)* from above on PART I, Line 1. Enter the CURRENT RENT TOTAL on the CURRENT BUDGET Column. Enter the PROPOSED RENT TOTAL on the PROPOSED BUDGET Column. When there is no proposed change to current rents, enter the CURRENT RENT TOTAL, on both CURRENT BUDGET and PROPOSED BUDGET columns.

NOTE #2: Follow this process to establish new rent rates:

1. Enter operational uses of cash *(from PART I - Lines 16, 17, 22 & 23)* .... ____________
2. Enter non-rent income *(From PART I - Lines 4, 5, 6 & 7)* .... ____________
3. Rental Income Needed - Subtract Line 2 from Line 1 .... ____________
4. Projected occupancy level factor (.__) *(For example enter ".95" for 95% expected occupancy)* ____________
5. Total income needed from rent *(Divide Line 3 by Line 4)* .... ____________
6. Calculate BASIC and NOTE RATE rents for each size unit. *(Refer to Exhibit H-1 of FmHA Instruction 1930-C.)*

PART III – ACCOUNT BUDGETING/STATUS

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
RESERVE ACCOUNT:				
1. BEGINNING BALANCE	201,318	201,318	255,728	
2. TRANSFER TO RESERVE	53,000	70,045	64,000	
TRANSFER FROM RESERVE:				
3. OPERATING DEFICIT				
4. BUILDING REPAIR & IMPROVEMENTS	38,000			
5. EQUIPMENT REPAIR & REPLACEMENTS	12,000	15,635		
6. OTHER NON-OPERATING EXPENSES				
7. TOTAL *(3 thru 6)*	(50,000)	(15,635)	( )	
8. ENDING BALANCE *[(1+2)–7]*	204,318	255,728	319,728	

	ACTUAL	COMMENTS or (YTD)
GENERAL OPERATING ACCOUNT:*		
BEGINNING BALANCE		
ENDING BALANCE		
REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT:*		
BEGINNING BALANCE		
ENDING BALANCE		
TENANT SECURITY DEPOSIT ACCOUNT:*		
BEGINNING BALANCE		
ENDING BALANCE		

*(*Complete only when Form FmHA 1930-8 is not required)*

PART IV – RENT SCHEDULE ☐ Check if attached

PART V – ADDITIONAL INFORMATION

TO BE COMPLETED BY BORROWER:

1. PAST DUE RENTS ______
2. DEBTS NOT CURRENT ______
3. DELINQUENT REAL ESTATE TAXES ______
4. DELINQUENT PERSONAL PROPERTY TAXES ______
5. NUMBER OF APPLICANTS ON WAITING LIST ______
6. NUMBER OF APPLICANTS NEEDING RA ______

TO BE COMPLETED BY FmHA:

7. PROJECT PAYMENT STATUS ______
8. RESERVE ACCOUNT
   REQUIRED BALANCE .... ______
   AMOUNT AHEAD *(Behind)* ______
9. OCCUPANCY CONCERNS?
   ☐ YES - ATTACH NARRATIVE ☐ NO

PART VI – SIGNATURES, DATES AND COMMENTS

☐ Check if Borrower comments attached ☐ Check if FmHA comments attached

CERTIFIED CORRECT *(Borrower or Authorized Representative):* **DATE:**

FmHA APPROVAL *(FmHA Approval Official):* **DATE:**

PART IV – RENT SCHEDULE

A. CURRENT APPROVED RENTS:

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE (*If used*)
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
					CURRENT RENT TOTALS:				
						BASIC	NOTE	HUD	

B. PROPOSED CHANGE TO RENTS:

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE (*If used*)
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
					CURRENT RENT TOTALS:				
						BASIC	NOTE	HUD	

NOTE #1: Enter lowest RENT TOTAL *(BASIC, NOTE or HUD)* from above on PART I, Line 1. Enter the CURRENT RENT TOTAL on the CURRENT BUDGET Column. Enter the PROPOSED RENT TOTAL on the PROPOSED BUDGET Column. When there is no proposed change to current rents, enter the CURRENT RENT TOTAL, on both CURRENT BUDGET and PROPOSED BUDGET columns.

NOTE #2: Follow this process to establish new rent rates:

1. Enter operational uses of cash *(from PART I - Lines 16, 17, 22 & 23)* .... ________
2. Enter non-rent income *(From PART I - Lines 4, 5, 6 & 7)* .... ________
3. Rental Income Needed - Subtract Line 2 from Line 1 .... ________
4. Projected occupancy level factor (.__) *(For example enter ".95" for 95% expected occupancy)*
5. Total income needed from rent *(Divide Line 3 by Line 4)* .... ________
6. Calculate BASIC and NOTE RATE rents for each size unit. *(Refer to Exhibit H-1 of FmHA Instruction 1930-C.)*

PART IV – RENT SCHEDULE

A. CURRENT APPROVED RENTS:

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE *(If used)*
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
S	2	112	185.00	@ 8 mo per yr use		165,760			
S	2	9	260.00			28,080			
M	3	42	280.00			141,120			
L	4	17	300.00			61,200			
L	5	4	320.00			15,360			
					CURRENT RENT TOTALS:	411,520			
						BASIC	NOTE	HUD	

B. PROPOSED CHANGE TO RENTS:

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE *(If used)*
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
					CURRENT RENT TOTALS:				
						BASIC	NOTE	HUD	

NOTE #1: Enter lowest RENT TOTAL *(BASIC, NOTE or HUD)* from above on PART I, Line 1. Enter the CURRENT RENT TOTAL on the CURRENT BUDGET Column. Enter the PROPOSED RENT TOTAL on the PROPOSED BUDGET Column. When there is no proposed change to current rents, enter the CURRENT RENT TOTAL, on both CURRENT BUDGET and PROPOSED BUDGET columns.

NOTE #2: Follow this process to establish new rent rates:

1. Enter operational uses of cash *(from PART I - Lines 16, 17, 22 & 23)* .... ______
2. Enter non-rent income *(From PART I - Lines 4, 5, 6 & 7)* .... ______
3. Rental Income Needed - Subtract Line 2 from Line 1 .... ______
4. Projected occupancy level factor (.__) *(For example enter ".95" for 95% expected occupancy)*
5. Total income needed from rent *(Divide Line 3 by Line 4)* .... ______
6. Calculate BASIC and NOTE RATE rents for each size unit. *(Refer to Exhibit H-1 of FmHA Instruction 1930-C.)*

PART II - OPERATING AND MAINTENANCE EXPENSE SCHEDULE

		PHASE I	PHASE II	COMBINED BUDGET
1.	MAINTENANCE & REPAIRS PAYROLL	68,415	15,000	89,485
2.	MAINTENANCE & REPAIRS SUPPLY	77,000	5,000	82,000
3.	MAINTENANCE & REPAIRS CONTRACT		0	0
4.	PAINTING AND DECORATING	2,000	3,500	5,500
5.	SNOW REMOVAL	2,500	1,500	4,000
6.	ELEVATOR MAINTENANCE/CONTRACT		0	0
7.	GROUNDS	24,000	10,000	42,000
8.	SERVICES		0	0
9.	FURNITURE & FURNISHING REPLACEMENT		2,200	2,200
10.	OTHER OPERATING EXPENSE	3,800	0	3,800
11.	SUB-TOTAL MAINT. & OPERATING (1 THRU 10)	177,715	37,200	228,985
				0
				0
12.	ELECTRICITY	17,300	2,800	24,000
13.	WATER	2,200	3,250	3,200
14.	SEWER	1,000	4,250	4,250
15.	FUEL (Oil/Coal/Gas)		0	0
16.	GARBAGE & TRASH REMOVAL	19,440	5,760	26,580
17.	OTHER UTILITIES			0
18.	SUB-TOTAL UTILITIES (12 thru 17)	39,940	16,060	58,030
				0
				0
19.	SITE MANAGEMENT PAYROLL	66,375	14,500	79,762
20.	MANAGEMENT FEE		0	0
21.	PROJECT AUDITING EXPENSE	3,000	3,600	4,500
22.	PROJECT BOOKKEEPING/ACCOUNTING	2,000	1,200	6,000
23.	LEGAL EXPENSES	5,000	1,500	6,500
24.	ADVERTISING		300	300
25.	TELEPHONE & ANSWERING SERVICE	2,100	1,200	3,300
26.	OFFICE SUPPLIES	1,000	2,000	3,000
27.	OFFICE FURNITURE AND EQUIPMENT	3,000	5,500	8,000
28.	TRAINING EXPENSE	900	2,400	3,000
29.	HEALTH INS. & OTHER EMP. BENEFITS (RETIREMENT)	45,195	11,536	50,650
30.	PAYROLL TAXES (FICA @ 7.65%+unemp @ 2.1%)	20,825	1,829	16,502
31.	WORKMANS COMPENSATION (@ 3.6%)	6,000	1,062	6,093
32.	OTHER ADMINISTRATIVE EXPENSES	5,000	1,062	5,000
33.	SUB-TOTAL ADMINISTRATIVE (19thru 32)	160,395	47,689	192,606
	PERCENT OF FRINGE 1			0
				0
34.	REAL ESTATE TAXES		0	0
35.	SPECIAL ASSESSMENTS		0	0
36.	OTHER TAXES, LICENSES & PERMITS		0	700
37.	PROPERTY & LIABILITY INSURANCE	22,500	8,000	27,000
38.	FIDELITY COVERAGE INSURANCE		0	0
39.	OTHER INSURANCE(ERRORS AND OMMISSIONS)		0	4,000
40.	SUB-TOTAL TAXES & INSURANCE (34thru39)	22,500	8,000	31,700
				0
41.	TOTAL O&M EXPENSES (11+18+33+40)	400,550	108,949	511,321

USDA-FmHA
Form FmHA 1930-7 Position 3
(Rev. 3-92) MULTIPLE FAMILY HOUSING PROJECT

COMBINED BUDGET PHASE I & II 11/21/94

PROJECT NAME Farmway Village II BORROWER NAME Housing Authority of the City of Caldwell BORROWER ID AND PROJECT NO.

	EXISTING PHASE I	NEW PHASE II	COMBINED BUDGET
OPERATIONAL CASH SOURCES			
1. RENTAL INCOME	482,400	220,920	660,260
2. FmHA RENTAL ASSISTANCE RECEIVED		0	0
3. OCCUPANCY SURCHARGES RECEIVED		0	0
4. LAUNDRY AND VENDING	6,440	0	7,000
5. INTEREST INCOME	9,400	0	10,000
6. TENANT CHARGES	2,700	0	6,640
7. OTHER - PROJECT SOURCES	8,880	0	8,880
8. LESS (Vacancy and Contingency Allowance) @ 4%	-19,296	-10,905	-26,410
9. LESS (FmHA Approved Incentive Allowance)		0	0
10. SUB-TOTAL [(1 THRU7)-(8 & 9)]	490,524	210,015	666,370
NON-OPERATIONAL CASH SOURCES			0
11. CASH - NON PROJECT		0	0
12. AUTHORIZED LOAN (Non-FmHA)		0	0
13. TRANSFER FROM RESERVE		0	0
14. SUB-TOTAL (11 thru 13)	0	0	0
			0
15. TOTAL CSH SOURCES (10 + 14)	490,524	210,015	666,370
OPERATIONAL CASH USES			0
16. TOTAL O&M EXPENSES (From Part II)	400,550	108,949	511,321
17. FmHA DEBT PAYMENT	26,355	63,077	88,955
18. FmHA PAYMENT (Overage)		0	0
19. FmHA PAYMENT (Late Fee)		0	0
20. FmHA PAYMENT (Occupancy Surcharge)		0	0
21. TENANT UTILITY PAYMENTS		68,400	0
22. TRANSFER TO RESERVE	64,000	35,175	65,600
23. RETURN TO OWNER		0	0
24. SUB-TOTAL (16 thru 23)	490,905	275,601	665,876
NON-OPERATIONAL CASH USES			0
25. AUTHORIZED DEBT PAYMENT (Non-FmHA)		0	0
26. LONG-TERM IMPROVEMENTS		0	0
27. MISCELLANEOUS		0	0
28. SUB-TOTAL (25 thru 27)	0	0	0
			0
29. TOTAL CASH USES (24+28)	490,905	275,601	665,876
			0
30. NET CASH (DEFICIT) (15-29)	-381	-65,586	493
CASH BALANCE			0
31. BEGINNING CASH BALANCE		0	0
32. ACCRUAL TO CASH ADJUSTMENT		0	0
33. ENDING CASH BALANCE (30+31+32)	-381	-65,586	0

PART III - ACCOUNT BUDGETING STATUS

	EXISTING PHASE I	NEW PHASE II	COMBINED BUDGET
RESERVE ACCOUNT:			
1. BEGINNING BALANCE	255.728		255,728
2. TRANSFER TO RESERVE	48,000	17,600	65,600
TRANSFER FROM RESERVE	0		0
3. OPERATING DEFICIT	0		0
4. BUILDING REPAIR & IMPROVEMENTS	0		0
5. EQUIPMENT REPAIR AND REPLACEMENTS	0		0
6. OTHER NON-OPERATING EXPENSES	0		0
7. TOTAL (3 thru 6)	0		0
8. ENDING BALANCE [(1+2)-7)]	303,728	17,600	321,328

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 FmHA 1930-8 is not required

PART IV - RENT SCHEDULE

A. CURRENT APPROVED RENTS PHASE I & II

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			TOTAL ANNUAL UTILITY ALLOWANCE (If used)	PER UNIT MONTHLY UTILITY ALLOWANCE
TYPE	SIZE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD		
MASONARY	TWO-BEDROOM	112	190	(8 MONTHS OCCUPANCY)		170,240	0	0	33,600	25
FOUR-PLEX	TWO-BEDROOM	9	285			30,780	0	0	5,724	53
FOUR-PLEX	THREE-BEDROOM	42	305			153,720	0	0	35,280	70
FOUR-PLEX	FOUR-BEDROOM	17	330			67,320	0	0	19,176	94
FOUR-PLEX	FIVE-BEDROOM	4	360			17,280	0	0	4,848	101
						0	0	0		
FOUR-PLEX	TWO-BEDROOM	20	285			68,400	0	0	12,720	53
FOUR-PLEX	THREE-BEDROOM	22	305			80,520	0	0	18,480	70
FOUR-PLEX	FOUR-BEDROOM	16	330			63,360	0	0	18,048	94
FOUR-PLEX	FIVE-BEDROOM	2	360			8,640	0	0	2,424	101
		244				BASIC	NOTE	HUD	150,300	
					ANNUAL	660,260				
					ANNUAL-UTIL	509,960	220,920			

PART IV - RENT SCHEDULE