

# **CURTIS**

## **CLEAN SWEEP, INC.**

P O. Box 44112  
Boise, Idaho 83711-4112  
Phone (208) 343-7600 • Fax (208) 343-2159

August 12, 1993

Farmway Village  
222730 Farmway Rd.  
Caldwell, Id 83605

Attn: Dave

In response to our phone conversation yesterday, following is the information you requested on the sweeper we have for sale.

TRUCK: 1983 Chevrolet 1 Ton, 119,532 miles,  
Rebuilt motor at 100,000 miles. Rebuilt  
transmission, new tires in July.

SWEEPER: 1983 TYMCO regenerative air sweeper, appx. 9000  
hours, new fan, new curtains, dust control  
system, gutter broom.

This sweeper has been well maintained and is in good operating condition. We will be willing to give your operator training the first time you sweep. The Sweeper price is \$15,000.00.

Sincerely,



Joseph Zubizareta  
Operations Manager

JZ:ki

# OCCUPANCY

## Apartments

## Houses

	1991	1992
9-6 -	112	112
9-13 -	112	112
9-20 -	111	110
9-27 -	109	110
10-4 -	90	103
10-11 -	84	99
10-18 -	78	102
10-25 -	76	100
11-1 -	72	89
11-8 -	64	93
11-15 -	58	91
11-22 -	56	95
11-29 -	56	93
12-6 -	55	90
12-13 -	61	89
12-20 -	60	90
12-27 -	57	90
<u>1993-</u>	<u>1993</u>	<u>1992</u>
1-1	89	56
1-8	89	56
1-15	89	56
1-22	91	54
1-29	90	54
Feb-28	94	65
Mar-30	103	82
Apr-30	111	91
May-31	111	111
June-	112	112
July	112	112

	1991	1992
August -	46	44
Sept -	46	40
Oct -	46	39
Nov -	46	37
Dec -	46	33
<u>93</u>	<u>1992</u>	<u>1993</u>
JAN -	46	43
Feb -	46	43
MAR -	45	43
Apr -	45	42
May	45	42
June	45	65
July	45	68



Nampa, Idaho 83651 • (208) 466-4611

CASE CONSTRUCTION

# QUOTATION



CURT THIEL  
Owner/Manager

QUOTATION TO FARM WAY VILLAGE - CALDWELL JULY 16 1993  
DAVE LINDEN 459 2232  
 DELIVERY DATE  
AS SOON AS POSSIBLE

PRICES F.O.B. CALDWELL ID TERMS: FINANCING AVAILABLE  
KUBOTA John Deere

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
ONE	KUBOTA L 2350 DT 20.5 PTO HP 4 WHEEL DRIVE STD TRANS \$11,400	13108 <sup>00</sup>	20 PTO-HP 13700
ONE	KUBOTA LA 450 S QUICK MOUNT LOADER AND BUCKET \$3,600 <sup>00</sup>		2700
ONE	POST HOLE AUGER	595 <sup>00</sup>	800
ONE	6' BOX-BLADE W/ SCARIFIERS	635	850
	FREIGHT	300	—
	SET UP	400	—
	LIST PRICE \$16,930 <sup>00</sup>	15038 <sup>00</sup>	18,050 <sup>00</sup>
	OR		
ONE	KUBOTA L 2950 GST (GLIDE SHIFT TRANSMISSION) 4 WHEEL DRIVE 26 HP \$16,955 <sup>00</sup>	18,282 <sup>00</sup>	
ONE	KUBOTA LA 450 A QUICK MOUNT LOADER AND BUCKET \$3,027		
ONE	POST HOLE AUGER	595	
ONE	6' WIDE BOX-BLADE W/ SCARIFIERS	635 <sup>00</sup>	
	FREIGHT	300	
	SET UP	400	
	LIST PRICE \$21,912 <sup>00</sup>	20,212 <sup>00</sup>	

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

IDAHO TRACTOR, INC.

By Boyd Bozinger



Nampa, Idaho 83651 • (208) 466-4611

CASE CONSTRUCTION

QUOTATION



CURT THIEL  
Owner/Manager

QUOTATION TO FARM WAY VILLAGE - CALDWELL  
DAVE LINDEN 459 2232

JULY 16 1993

DELIVERY DATE  
AS SOON AS POSSIBLE

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

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
ONE	KUBOTA L2350 DT 20.5 HP		1925 PTO HP
	4 WHEEL DRIVE STD TRANS \$11,400	13108 <sup>00</sup>	14,400
ONE	KUBOTA LA450 S QUICK MOUNT LOADER		
	AND BUCKET \$3,600 <sup>00</sup>		
ONE	POST HOLE AUGER	595 <sup>00</sup>	900 <sup>00</sup>
ONE	6' BOX-BLADE W/SCARIFIERS	635	600 <sup>00</sup>
	FREIGHT	300	N/A
	SET UP	400	N/A
	LIST PRICE \$16,930 <sup>00</sup>	15038 <sup>00</sup>	15,900 <sup>00</sup>
	OR		
ONE	KUBOTA L2950 GST (GLIDE SHIFT TRANSMISSION)		
	4 WHEEL DRIVE 26 HP \$16,955 <sup>00</sup>	18,282 <sup>00</sup>	
ONE	KUBOTA LA450 A QUICK MOUNT LOADER		
	AND BUCKET \$3027		
ONE	POST HOLE AUGER	595	
ONE	6' WIDE BOX-BLADE W/SCARIFIERS	635 <sup>00</sup>	
	FREIGHT	300	
	SET UP	400	
	LIST PRICE \$21,912 <sup>00</sup>	20,212 <sup>00</sup>	

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

IDAHO TRACTOR, INC.

By Boyd Beaman

HOUSING AUTHORITY OF THE CITY OF  
CALDWELL, IDAHO

REPORT ON COMPILATION OF  
FINANCIAL STATEMENTS  
AND OTHER FINANCIAL INFORMATION  
FOR THE SEVEN MONTHS ENDED JULY 31, 1993  
\*\*\*\*\*



C O M P A N Y  
CERTIFIED PUBLIC ACCOUNTANTS

PARTNERS OF THE FIRM

John T. Berg, CPA      Michael O. Groff, CPA  
Gary Doorn, CPA      Michael E. Huter, CPA  
Mark J. Flitton, CPA      Ronald J. Lauer, CPA  
Ted Stumpson, CPA

824 Dearborn \* Caldwell, ID 83605  
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 seven months ended July 31, 1993, and the supplemental schedules of cash balances for the current month of the Housing Authority of the City of Caldwell, Idaho, in accordance with standards established by the American Institute of Certified Public Accountants.

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

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

*Ripley Doorn & Company*

August 24, 1993

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

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

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

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

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

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

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

GENERAL FUND:

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

OTHER FUNDS:

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

See accountants' compilation report.



HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES  
FOR THE SEVEN MONTHS ENDED JULY 31, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	2,725.00
7-12-93	Holiday Engineering Water System, June services	274.25
8-10-93	Anderson Signs Keep Off Grass Signs	105.00
8-10-93	Capital Paint & Glass Storm Doors (20)	2,880.00
8-10-93	Gillingham Construction Operator w/loader	318.75
8-10-93	Ted Parrott Labor	112.00
8-10-93	Quality Concrete Curb and Sidewalk	8,525.15
8-10-93	Root Rents Equipment Rent	29.90
8-10-93	The Russell Corporation Paving	5,622.16
8-10-93	Twin Cities Electric Electrical Service	<u>105.00</u>
	Total	<u>\$129,347.07</u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES  
FOR THE SEVEN MONTHS ENDED JULY 31, 1993

BUILDINGS UNDER CONSTRUCTION (CONTINUED):

1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	54,646.46
4-02-93	The Russell Corp. Pmt. 11	115,422.00
4-27-93	The Russell Corp. Pmt. 12	317,046.00
4-27-93	Crowder & Assoc. Architectural Fees	5,980.00
5-18-93	NW Technologies Partial Pmt. 4	8,096.85
6-4-93	Crowder Associates Architectural Fees	5,381.00
6-4-93	The Russell Corporation Payment 13	174,461.00
6-4-93	The Russell Corporation Retainage Release #2	114,735.00
7-12-93	The Russell Corporation Payment 14	63,113.00
7-28-93	NW Technologies Final Payment 5	<u>16,330.75</u>
	Total	<u>\$3,686,277.03</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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# HOUSING AUTHORITY

of the  
CITY of CALDWELL  
P. O. Box 70  
Caldwell, Idaho 83605  
(208) 459-2232  
August 27, 1993

Remaining construction funds with FmHA as of 8/24/93:	\$ 227,421.35
Due Russell:	160,115.00
Due Crowder:	724.00
	-----
Amount available to cover re- imbursable construction cost	66,682.35

AUGUST 1993

Housing Authority General Fund Account:	96,000.00
Approximate accounts payable:	25,000.00
	-----
On hand at end of August '93:	71,000.00



THE RUSSELL CORPORATION Construction Management / General Construction  
8150 Emerald Street, Suite 100  
Boise, ID 83704 (208) 333-0774 FAX (208) 323-9465

July 7, 1993

Housing Authority of  
the City of Caldwell  
P.O. Box 70  
Caldwell, Idaho 83605  
Attn: Dave Linden

Re: Caldwell Labor Camp

Request for additional sprinkler work around the office area and the storage shed areas.

Coverage around the office area is limited to a point approximately 50' on the north side. Coverage is included from the sidewalk leading up to the project leading up to the existing store on the east side. Coverage on the south side of the offices is limited to the area between the office and the new driveway to be installed at a later date. This system will be totally independent of the system provided for the new units. A new timer, backflow preventer, valves, pipe, heads, etc., will be installed.

Total for this area: \$6,582.00

A new system is also to be installed around the storage units to the east of the existing office. Coverage on this is limited to a point 30' on the east side, 30' on the back of the units, and all of the existing areas between the units and the street. The existing areas between the units and the play area in back that can be flood irrigated will be utilized. The intent of this sprinkler system is only to provide coverage to those areas that cannot be flood irrigated. Coverage is limited to the areas described above. A new timer, valves, syphon breaker, etc., will also be installed for this area. This area will be independent of the office and the system that is around the new housing units.

Total for storage area sprinkler system: \$8,466.00

This work would be done later in the late fall.

# D + S Lawn + Garden

8-25-93

63 - Shrubs -	\$20.00 A piece	\$1260.00 Total
25 - Roses -	\$10.00 A piece	\$250.00 Total
BARK -		\$300.00 Total
POWER DRILL -		\$100.00 Total
GROUND COVER -		\$300.00 Total
GRASS SEED -		\$200.00 Total
STRAW -		\$100.00 Total
		<del>\$</del> 2310.00 Total
		\$3000.00 Labor
Labor -	\$3000.00	<del>\$</del> 5310.00 Total

1-27-93

(5)

Elections + Terms: Paul Okamura  
of Caldwell  
was appointed by the Mayor to replace  
Tom Batt. Of the 5 commissioners Don  
Doone was selected as Chairman + Dave  
Cernwell as Vice Chairman.

The Terms: and sworn in by the commission

"Good Sense": Motion from Jobs power  
for ~~any~~ building all electric project was  
considered. A motion by Camille Lopez  
+ seconded by Lew Kerfoot to deposit  
the \$20,000 in the restricted funds  
for future needs. Motion carried.

Change Order #13: A motion by Lew  
Kerfoot + seconded by Camille Lopez to  
adjust the quality of linoleum for use  
in Complex D. The quality will be better  
+ heavier. Motion carried.

Financial Statement: a motion by Camille L  
+ seconded by Dave. to approve the  
Evan Ehlis for Nov 1993  
Motion carried.

# Commissioners Meeting

Jan 27 - 93

~~to~~ ~~status~~ :

#. Present: all commissioners

1. Elections Chairman: Don Downman  
Vice " : Dave Cornwall

2. good sense money to Restricted Funds  
Study: \$20000 more later.  
Motion: Condo  
second: Lew carried

3. Check obstruction above, (in attic) to see  
if exhaust is covered.  
(Wire exhaust to right) Possible extension  
needed to vents.  
(A - (household problems) Tenant m/95

4. Change order for Livestock Per Complex D.  
Change Order #13  
Motion @ Lew carried  
@ Condo.

5. (File the complaint # 90)

Page # 2

Emancipal Statement for Nov. '93

Notes: 1 Cando

2 Dove

Carried



# HOUSING AUTHORITY

of the  
CITY of CALDWELL  
P. O. Box 70  
Caldwell, Idaho 83605  
(208) 459-2232  
January 27, 1993

## Commissioners Meeting

### A G E N D A

1. M & T Patrol information for February 4, 1993,  
County Commissioners Meeting.
2. Financial Statement for Nov. 1992 and  
occupancy report.
3. Election of officers.
4. *Feed. put power (good sense) funds  
into Retired Reserves*
5. *Washateria = water heaters plus Bathroom*