

HOUSING AUTHORITY

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

~~June~~ 21, 1993

July

A G E N D A

COMMISSIONERS MEETING

1. Meet new deputy: Henry (Hank) Ortiz Questions?

2. New Construction - Ray Crowder: Plans & Cost
Jay Smithman: Need & size

3. Final payment for Northwest, Inc (To include retainage)
Extension request for Russell: One week more for outside check
on all units.
One month more for site work.

4. Tractor Quotations

5. Occupancy

Present: Commissioner Mtg 7-21-93
Ray } Not Present
H. Cortez }
Lew, Paul

1. Deputy - Questions

3. #5 Final Draw Request
\$ 16,330.25 Northwest, Inc
#

Melvin: Dave
Carroll
Carroll

B #18
Change Orders - one wk Carole ①
+ 30-days Dave ②

Check on warranty inspection on 11th month

② Jay - to do needs report
Ray gave a plan & price estimates
of 2,440,000 for 56 new units

③ Migrant Council to pay rent inc.
to 500 per month beginning Aug. 1, 1993
(Bidding for Sprinkler & pumps)

④ Check sealing on Day Care =

Next step.

July needs

survey. When? Syst (last) check with
pump + filter for ^{survey} sprinkler bids

Check up law for car body

Aug Mtg 25th

1. Survey price
2. P + Z
3. Sprinkler bid
(can add our own
writes)



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 Ford

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
ONE	KUBOTA L 2350 DT 20.5 HP 4 WHEEL DRIVE STD TRANS \$11,400	13108 ⁰⁰	19.5 PTO HP 14,400
ONE	KUBOTA LA 450 S QUICK MOUNT LOADER AND BUCKET \$3,600 ⁰⁰		
ONE	POST HOLE AUGER	595 ⁰⁰	900 ⁰⁰
ONE	6' BOX-BLADE W/ SCARIFIERS	635	600 ⁰⁰
	FREIGHT	300	N/A
	SET UP	400	N/A
	LIST PRICE \$16,930 ⁰⁰	15,038 ⁰⁰	15,900 ⁰⁰
	OR		
ONE	KUBOTA L 2950 GST (GLIDE SHIFT TRANSMISSION) 4 WHEEL DRIVE 26 HP \$16,955 ⁰⁰	18,282 ⁰⁰	
ONE	KUBOTA LA 450 A QUICK MOUNT LOADER AND BUCKET \$3,027		
ONE	POST HOLE AUGER	595	
ONE	6' WIDE BOX-BLADE W/ SCARIFIERS	635 ⁰⁰	
	FREIGHT	300	
	SET UP	400	
	LIST PRICE \$21,912 ⁰⁰	20,212 ⁰⁰	

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

IDAHO TRACTOR, INC.

By Boyd B...



Nampa, Idaho 83651 • (208) 466-4611

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DAVE LINDEN 459 2232

JULY 16 1993

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

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ONE	POST HOLE AUGER	595 ⁰⁰	200 ⁰⁰
ONE	6' BOX-BLADE W/ SCARIFIERS	635	600 ⁰⁰
	FREIGHT	300	N/A
	SET UP	400	N/A
	LIST PRICE \$16,930 ⁰⁰	15038 ⁰⁰	15,900 ⁰⁰
	OR		
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IDAHO TRACTOR, INC.

By Boyd Beaman



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

2995 N. COLE ROAD • SUITE 280 • BOISE, IDAHO 83704
(208) 377-2870
FAX (208) 322-5886

May 11, 1993

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

Dear Dave:

This letter is pursuant to the recent discussion of the Caldwell Housing Authority regarding the planned closing of masonry apartment buildings during winter months. You may recall, that during the design process, there were discussions concerning the use of masonry buildings and the improvements that would be required if the units were to be occupied on a year-round basis. These masonry buildings were originally designed, constructed, and built to provide seasonal housing for farm workers. As a result, the units do not have adequate insulation or heating capabilities to allow their use on a year-round basis. The Housing Authority approved a \$146,232 change order to reroof all of the existing masonry buildings, and at that time it was decided that these buildings would be used only during the summer months. If units are to be occupied on a year-round basis, it is my opinion that: (1) additional insulation must be provided in the walls and ceilings; (2) additional ventilation must be provided; and (3) new heating systems are needed to allow safe occupancy of the buildings. It is also my opinion that allowing occupancy of these buildings during winter months without such improvements will cause the same types of deterioration and damage to the buildings that have been experienced in these units in the past. Inadequate insulation and ventilation will cause the build-up of mold as a result of moisture accumulation inside the buildings. It will cause moisture to gather on the underside of the roofing deck and will lead to freeze-thaw and moisture damage, not only to the roof but also to plywood sheathing and concrete portions of the roof structure.

I strongly recommend that the Housing Authority consider any available alternative rather than allowing year-round occupancy of the existing masonry buildings. If it is determined that no other alternative exists and that the Housing Authority has no choice but to allow occupancy of these buildings, I believe that the Housing Authority should consider providing supplementary heat to the buildings, the addition of exhaust fans, and the exploration of alternatives for providing additional insulation in the buildings.

If additional information is needed in this matter, please feel free to contact me.

Sincerely,

CROWDER ASSOCIATES

Ray Crowder, AIA
RC/mae
lrcha

ESTIMATE

Nº 10006

IRRIGATORS LUMBER CO.

7TH AT ALBANY ST. P.O. BOX 99 208/459-4691
CALDWELL, IDAHO 83606-0099



ESTIMATE TO <i>Caldwell Farmway Village</i>	JOB <i>Storm Doors</i>	PHONE <i>459-2232</i>	DATE <i>4-9-93</i>
ADDRESS <i>PO Box 70 Caldwell Idaho 83606</i>	FIGURED BY <i>Keith</i>		
OWNER	OWNER'S ADDRESS	CHECKED BY <i>Keith</i>	

LIN	FT	PIECES	SIZE	LENGTH	DESCRIPTION	FEET	TOTAL FEET	✓	RATE	AMOUNT	EXTENSION
1			X		1 1/4" thick. 32" or 36"						
2			X		white storm door,						
3			X		left or right hand						
4			X		swing - self storing & hardware						
5			X								
6			X		32" - # 5004908 Ace					87.99	
7			X		36" - # 5004916 Ace					87.99	
8			X								
9			X		NO warranty						
10			X								
11			X								
12			X								
13			X		1" thick. 32" or 36"						
14			X		white storm door						
15			X		left or right hand						
16			X		swing self storing & hardware						
17			X								
18			X		32" # 5004981 Ace					77.99	
19			X		36" # 5004999 Ace					77.99	
20			X		NO warranty						
21			X								
22			X		= NOTE =						
23			X		It may take up to 3 weeks						
24			X		to get a door. these are						
25			X		NOT stocked in the store.						
26			X								
27			X								
28			X								

WE AGREE TO FURNISH THE ABOVE ITEMS FOR THE SUM OF \$ _____ F.O.B. _____

PROVIDED THIS ESTIMATE IS ACCEPTED WITHIN _____ FROM THIS DATE _____ 19 _____

BY _____

ACCEPTED _____ 19 _____

BY _____

PLEASE EXAMINE THIS ESTIMATE CAREFULLY AS WE AGREE TO FURNISH ONLY THE ARTICLES NAMED AND DESCRIBED HEREON. ALL AGREEMENTS CONTINGENT UPON STRIKES ACCIDENTS OR OTHER CAUSES OF DELAY BEYOND OUR CONTROL.

GLASS EXPRESS

For All of Your
Auto • Home • Commercial
Glass Needs

PONDEROSA PAINT

THE COLOR™ OF QUALITY

Broadway Paint & Glass
1305 Broadway Ave.
Boise, Idaho 83706
345-1581

Fairview Paint & Glass
6020 Fairview Ave.
Boise, Idaho 83704
376-4431

State Paint & Glass
3816 West State St.
Boise, Idaho 83703
336-7210

Nampa Paint & Glass
816 3rd Street So.
Nampa, Idaho 83651
466-3547

Caldwell Paint & Glass
916 Cleveland Blvd.
Caldwell, Idaho 83605
459-0838

Ontario Paint & Glass
94 West Idaho
Ontario, Oregon 97914
889-9607

Quality Products - Professional Service
GLASS ESTIMATE FORM

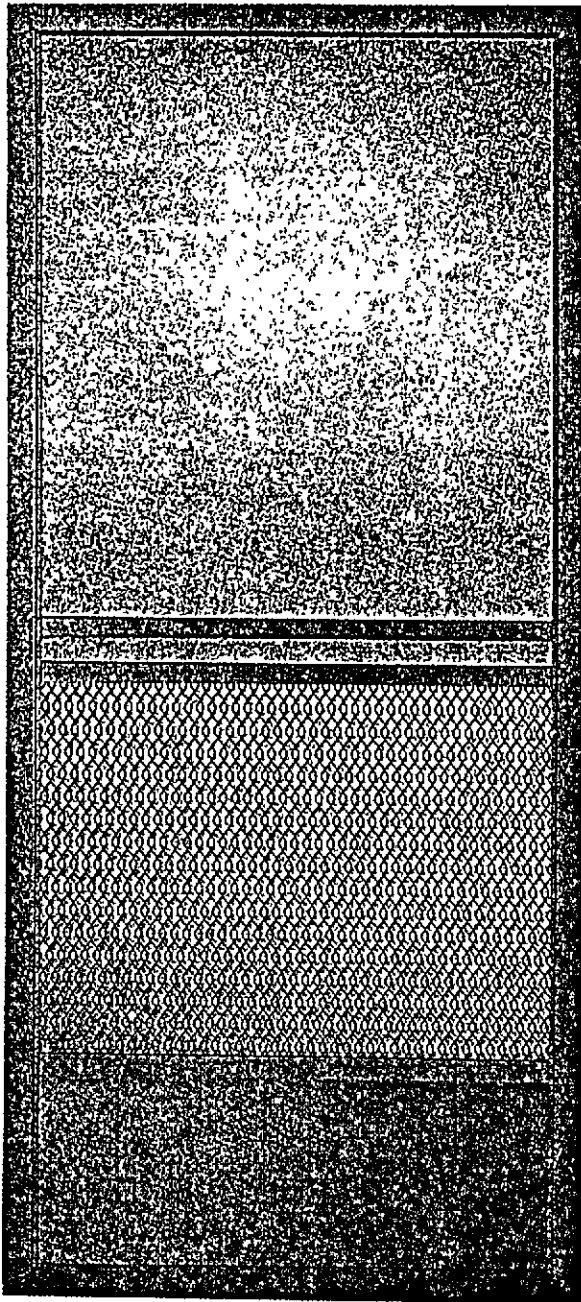
Name Farmway Village Date 5-6-93

Address Dave Linden
459-2232

QTY	DESCRIPTION	PRICE	EXTENSION
72	Screen Doors with Extra High Kick Plate or nullis Bar 1102 Brass white or mill Storm or Winterseal 1085 2pc Screen	Mill 117 ⁹⁵ Wh 129 ⁹¹	8470 ⁸⁰ 9317 ⁵⁰
	hinged screen door TRU FRAME 1pc Screen built in grille (Aluminum color) MARINA	Mill 54 ⁰⁰	3888 ⁰⁰
	RIVIERA	White 72 ⁰⁶	5188 ³²
	FRT PREPAID FROM CALIF.		
	Winterseal 1085 @ Storm Door - Same		
	Labor for Installation	25 ⁰⁰ per dr	

IMPORTANT - This is an estimate not an invoice.

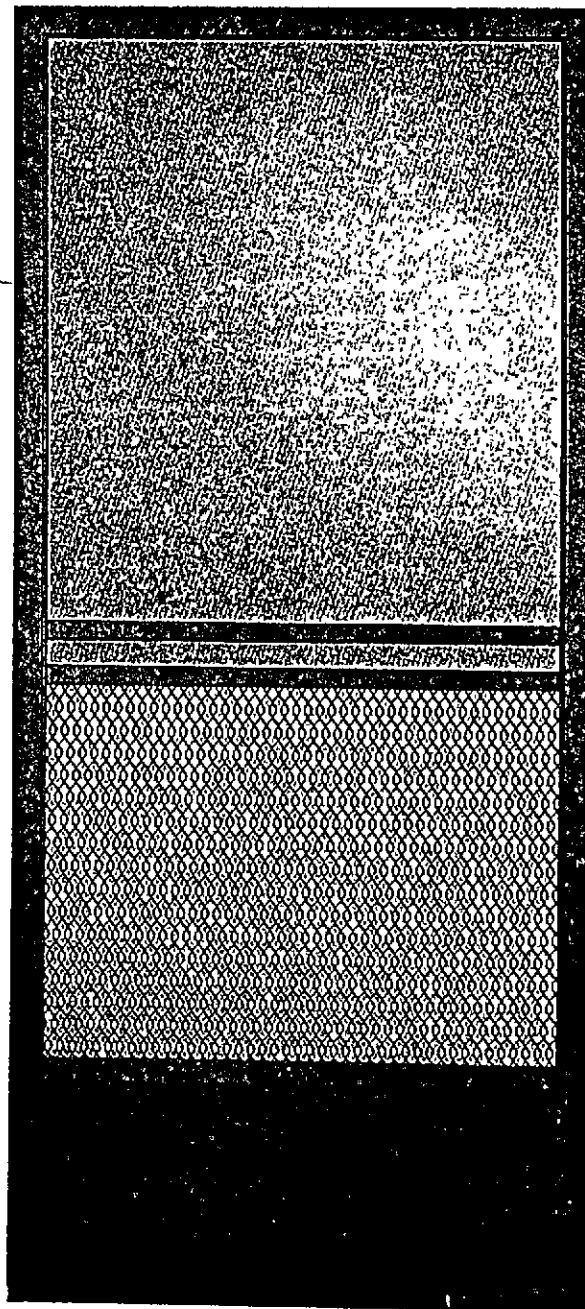
Subtotal	
Sales Tax	
Total	



MARINA

A220MF

Solid constructed 2" x 3/4" extruded type frame. Aluminum corner locks installed with four truss head screws in each corner. Full 12" diamond embossed kickplate, strong expanded aluminum grille, two 1 1/4" pushbars. Heavy duty hinge and bottom adjustment channels. Available in MILL finish.



RIVIERA

A200BA

Luxurious look of BRONZE ANODIZED aluminum extrusion and bronze painted kickplate put this screen door in a class by itself. It has all the features of the 200SA, including two mortise hinges riveted to a heavy-duty expander channel. Individually poly-bagged with high quality black hardware. Also available in WHITE painted finish.



TRU-FRAME

A name you can build on.

a product of R. Lang Co.

HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO

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

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

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

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

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

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

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

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

GENERAL FUND:

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

OTHER FUNDS:

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

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

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

CONSTRUCTION COSTS - REIMBURSABLE:

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

BUILDINGS UNDER CONSTRUCTION:

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

HOUSING AUTHORITY OF THE CITY OF CALDWELL

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

BUILDINGS UNDER CONSTRUCTION:

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

CONTRIBUTIONS AND EXPENDITURES:

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

REPORT ON COMPILATION OF
FINANCIAL STATEMENTS
AND OTHER FINANCIAL INFORMATION
FOR THE FOUR MONTHS ENDED APRIL 30, 1993

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

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

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

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

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

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

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

GENERAL FUND:

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

OTHER FUNDS:

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

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

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

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
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4-02-93	The Russell Corp. Pmt. 11	115,422.00
4-27-93	The Russell Corp. Pmt. 12	317,046.00
4-27-93	Crowder & Assoc. Architectural Fees	<u>5,980.00</u>
	Total	<u>\$3,304,159.43</u>

HOUSING AUTHORITY OF THE CITY OF CALDWELL

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

CONTRIBUTIONS AND EXPENDITURES:

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

REPORT ON COMPILATION OF
FINANCIAL STATEMENTS
AND OTHER FINANCIAL INFORMATION
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RM & R salaries	4,769	13,412	46,000	32,588
Electricity	929	4,061	11,500	7,439
Unemployment tax		760	3,000	2,240
State retirement & FICA	1,588	5,260	15,100	9,840
Other management expense	1,942	7,378	9,500	2,122
Water, irrigation		928	1,850	922
Insurance - Blue Cross	1,721	6,942	21,000	14,058
Insurance - other	2,682	5,666	24,000	18,334
Legal and accounting	3,167	4,804	10,990	6,186
Repairs and maintenance	4,851	17,440	49,165	31,725
Sanitation services	700	2,800	16,500	13,700
Debt retirement	2,196	8,784	26,355	17,571
Debt reserve	11,190	31,190	44,760	13,570
Bank charges	46	191		(191)
Total expenditures	\$40,170	\$126,464	\$330,240	\$203,776

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

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

GENERAL FUND:

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

OTHER FUNDS:

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

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

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

CONSTRUCTION COSTS - REIMBURSABLE:

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

BUILDINGS UNDER CONSTRUCTION:

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

HOUSING AUTHORITY OF THE CITY OF CALDWELL

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

CONTRIBUTIONS AND EXPENDITURES:

1-01-93 Beginning Balance

\$293.20

HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO

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

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

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

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

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

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

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

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

GENERAL FUND:

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

OTHER FUNDS:

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

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

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

CONSTRUCTION COSTS - REIMBURSABLE:

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

BUILDINGS UNDER CONSTRUCTION:

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

HOUSING AUTHORITY OF THE CITY OF CALDWELL

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

BUILDINGS UNDER CONSTRUCTION:

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

CONTRIBUTIONS AND EXPENDITURES:

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