

**Consolidated Co-ops  
of Scottsdale East, Inc.**

8151 E. GARFIELD ST.  
SCOTTSDALE, ARIZONA 85257  
PHONE (480) 947-3941  
FAX (480) 947-8553

**NOTICE IS HEREBY GIVEN** that an Open Meeting of the Board of Directors of CCSEI will be held on **Thursday, February 17, 2022 at 6:00 p.m.** at 8151 East Garfield Street, Scottsdale, Arizona 85257 in the Maintenance Building.

**I. PROCEDURES**

- A. Call to Order
- B. Roll Call
- C. Adopt Agenda
- D. Approval of Open Meeting Minutes of January 20, 2022

**II. REPORTS**

- A. Manager's Report
- B. Building Reports – Board members report issues
- C. Treasurer's Report – Ellie Jackson, Treasurer
- D. Committee Reports:
  - Membership Committee – Ellie Jackson, Chair
  - Finance/Budget – Vacant
  - Grounds – Carol Papalas, Chair

**III. OLD BUSINESS**

- See Manager's Report

**IV. NEW BUSINESS**

- None

**V. MEMBERS' FORUM**

**VI. ADJOURNMENT**

By: \_\_\_\_\_  
Carol Papalas, Secretary

Date: 2/13/2022



**Consolidated Co-ops  
of Scottsdale East, Inc.**

8151 E. GARFIELD ST.  
SCOTTSDALE, ARIZONA 85257  
PHONE (480) 947-3941  
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**Minutes for Open Board of Directors Meeting, Thursday, January 20, 2022 held at  
Maintenance Building for Consolidated Co-ops, 8151 E. Garfield, St., Scottsdale,  
AZ 85257.**

**I. Procedures:**

- A. Call to order at 6:07 pm by President Maryana Scott.
- B. Moment of Silence in memory of Leonardo Ramirez.
- C. Roll Call - Maryana Scott (C Rep & President), Ellie Jackson (G Rep & Treasurer), Carol Papalas (E Rep & Secretary), George Pool (B rep), – Quorum met.
- D. Motion to adopt agenda made by Ellie, 2<sup>nd</sup> by Carol. Passed.
- E. Motion to approve Open Meeting minutes for November 18, 2021 made by Carol, 2<sup>nd</sup> by Ellie with change. Passed as amended.

**II. Reports**

- A. Manager's Report (Jayson Hunt) – See report in office for details
  1. Nominating petitions for Board positions must be submitted to office by 2/9/22.
  2. Exterior painting by MTS to start with D bldg. on 1/31/22. Website will soon be available for tracking project.
- B. Bldg. Reports
  - B Bldg – Nothing to report
  - C Bldg – Greenbelt is looking good.
  - D Bldg – Absent
  - E Bldg – Potholes in parking lot & noise issues with member.
  - F Bldg – Nothing to report
  - G Bldg – Nothing to report.
  - H Bldg – Vacant
- C. Treasurer's Report – by Ellie Jackson, Treasurer
  1. December Income: \$49,745
  2. Year to Date Income: \$273,124
  3. Cash Balance Gain of \$94,559
  4. Total of More than \$700,000 in Money Market Accounts
- D. Committees Reports
  1. Membership committee – Ellie Jackson. Motion to approve new members made by Ellie, 2<sup>nd</sup> by George, passed:
    - a. Gerald, Hanna, & Kimberly McCarthy – D204
    - b. Scott Wiener, approved with no current purchase.
  2. Finance/Budget Committee – No chair.
  3. Grounds – Carol Papalas – Chair: E.S. Badgley continuing with C complex volunteers in improving back area of C, where there are plans to put in a garden area.

**III. Old Business**

- Exterior Paint – Motion to approve MTS made by Ellie, 2<sup>nd</sup> by George, passed.
- Motion to accept Limestone & Antique Paper as exterior colors made by Carol, 2<sup>nd</sup> by Fred.

**IV. New Business**


- New Maintenance Personnel – Lesoda (Bob) Watson & Antonio (Tony) Romero.

**V. Members' Forum**

- Kevin Adams (B205) Structural issues. Mold between floors; noise issues. There's a crack from the kitchen to the living room ceiling in B105. Jayson scheduled to inspect on 1/25/22.

**VI. Adjournment** – Motion to adjourn at 6:36 p.m. made by Ellie, 2<sup>nd</sup> by George. Passed.

Respectfully submitted,

By:  \_\_\_\_\_

Carol Papalas, Secretary

Date: 1/24/2022

# Manager's Report

February 17th, 2022

The painting progress is going at about the pace I expected. It looks like it will be between the 30 and forty day mark for completion. The top half of the D townhomes back side has been painted with the body color and the trim if members want to get an idea of how it's going to look. After D is completed we plan on moving right into the B building. If everything goes well we should be able to have the entire property completed by the end of 2023.

We don't have a lot of desert landscape scheduled for 2022 but we do plan on finishing the west end of D apartments (started last year). The area behind C apartments (started last year and still continuing this year with the volunteer group). And the east end of the Edgewood complex. After those are completed the only grass still against the buildings will be south side of F, the south side of B and the pool houses.

A lot of members have been asking about the potluck at the Annual Members Meeting this year. The Co-op will be providing burgers and hot dogs, chips and beverages. We ask that members do not bring dishes and we will make sure there is food for everyone attending.

The carports that were scheduled in August have finally been repaired. The hold up was the perling (big beam) was unavailable and took 5 months to get. I will schedule the rest to be done and plan on ordering a couple extra perlings so we can have them here for future repairs.



## Consolidated Cooperatives of Scottsdale East, Inc.

02/17/22

## Profit &amp; Loss Budget Performance

Accrual Basis

January 2022

	Jan 22	Budget	Jan 22	YTD Bud...	Annual Bu...
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
5100 · Rent Revenue					
5120 · Member Carrying Charges	106,038.14	106,026.00	106,038.14	106,026.00	1,272,250.00
5170 · Parking Permits	18,105.00	6,000.00	18,105.00	6,000.00	18,500.00
5190 · Locker Rental	1,485.00	1,500.00	1,485.00	1,500.00	18,000.00
<b>Total 5100 · Rent Revenue</b>	<b>125,628.14</b>	<b>113,526.00</b>	<b>125,628.14</b>	<b>113,526.00</b>	<b>1,308,750.00</b>
5401 · Interest Income	26.35		26.35		
5900 · Other Revenue					
5910 · Laundry Income	0.00	840.00	0.00	840.00	10,000.00
5920 · NSF & Late Charges	657.00	25.00	657.00	25.00	250.00
5925 · Fines, Fees	75.00	0.00	75.00	0.00	225.00
5930 · Transfer Fees	200.00	667.00	200.00	667.00	8,000.00
5940 · Pet Fees	100.00	30.00	100.00	30.00	400.00
5950 · Service Repair Fees	649.00	587.00	649.00	587.00	7,000.00
5990 · Other Income	0.00	125.00	0.00	125.00	1,500.00
5991 · Recovered Legal Fees	0.00	0.00	0.00	0.00	2,000.00
5992 · Recovered Rehab	0.00	0.00	0.00	0.00	855.54
<b>Total 5900 · Other Revenue</b>	<b>1,681.00</b>	<b>2,274.00</b>	<b>1,681.00</b>	<b>2,274.00</b>	<b>30,230.54</b>
<b>Total Income</b>	<b>127,335.49</b>	<b>115,800.00</b>	<b>127,335.49</b>	<b>115,800.00</b>	<b>1,338,980.54</b>
<b>Expense</b>					
6300 · Administrative Expenses					
6309 · Advertising	1,419.00	500.00	1,419.00	500.00	2,000.00
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	8,510.95	9,583.00	8,510.95	9,583.00	115,000.00
6310.2 · Holiday	344.00		344.00		
6310.6 · Contract Labor - Porter	600.00	600.00	600.00	600.00	7,800.00
<b>Total 6310 · Salaries &amp; Wages - Office</b>	<b>9,454.95</b>	<b>10,183.00</b>	<b>9,454.95</b>	<b>10,183.00</b>	<b>122,800.00</b>
6311 · Supplies - Office					
6311.1 · Office Supplies	964.02	212.00	964.02	212.00	2,500.00
6311.3 · Postage	232.00	50.00	232.00	50.00	500.00
<b>Total 6311 · Supplies - Office</b>	<b>1,196.02</b>	<b>262.00</b>	<b>1,196.02</b>	<b>262.00</b>	<b>3,000.00</b>
6312 · Computers Equip/Supplies/Soft...	0.00	1,000.00	0.00	1,000.00	2,000.00
6313 · Equip Maint Contracts	0.00	212.00	0.00	212.00	2,500.00
6341 · Legal	0.00	212.00	0.00	212.00	2,500.00
6350 · Audit & Accounting					
6351 · Accounting Services	0.00	837.00	0.00	837.00	10,000.00
6352 · Annual Audit Costs	0.00	0.00	0.00	0.00	12,500.00
6353 · Payroll Service Fee	321.73	250.00	321.73	250.00	3,000.00
<b>Total 6350 · Audit &amp; Accounting</b>	<b>321.73</b>	<b>1,087.00</b>	<b>321.73</b>	<b>1,087.00</b>	<b>25,500.00</b>
6360 · Telephone/Cellular	427.10	299.00	427.10	299.00	3,500.00
6363 · Internet Contract	356.08	334.00	356.08	334.00	4,000.00
6391 · Bank Charges	27.50	25.00	27.50	25.00	200.00
6392 · Credit Checks	98.85	125.00	98.85	125.00	1,500.00
6399 · Other					
6399.1 · Fuel/Mileage	0.00	0.00	0.00	0.00	100.00
6399.4 · Community Days	0.00	0.00	0.00	0.00	2,500.00
6399.5 · Misc Admin	0.00	0.00	0.00	0.00	500.00
<b>Total 6399 · Other</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,100.00</b>
<b>Total 6300 · Administrative Expenses</b>	<b>13,301.23</b>	<b>14,239.00</b>	<b>13,301.23</b>	<b>14,239.00</b>	<b>172,600.00</b>

**Consolidated Cooperatives of Scottsdale East, Inc.**  
**Profit & Loss Budget Performance**  
**January 2022**

02/17/22

Accrual Basis

	Jan 22	Budget	Jan 22	YTD Bud...	Annual Bu...
<b>6400 · Utilities Expense</b>					
6450 · Electric	2,587.45	3,334.00	2,587.45	3,334.00	40,000.00
6451 · Water	6,792.49	7,500.00	6,792.49	7,500.00	90,000.00
6452 · Gas	3,464.46	1,334.00	3,464.46	1,334.00	16,000.00
6453 · Sewer	3,820.62	3,330.00	3,820.62	3,330.00	40,000.00
6454 · Trash	2,800.63	2,080.00	2,800.63	2,080.00	25,000.00
6455 · Envir/Taxes & Fees	654.72	730.00	654.72	730.00	8,800.00
<b>Total 6400 · Utilities Expense</b>	<b>20,120.37</b>	<b>18,308.00</b>	<b>20,120.37</b>	<b>18,308.00</b>	<b>219,800.00</b>
<b>6500 · Operating &amp; Maintenance Expense</b>					
6502 · Building Maint/Improvements	1,000.00	1,250.00	1,000.00	1,250.00	15,000.00
6503 · Temp Labor - Maintenance	0.00	0.00	0.00	0.00	5,000.00
6511 · Janitorial Supplies	0.00	100.00	0.00	100.00	1,250.00
6519 · Exterminating Contract	0.00	580.00	0.00	580.00	7,000.00
6535 · Fuel-Equipment	0.00	0.00	0.00	0.00	100.00
6536 · Plants&Supplies - Grounds	0.00	830.00	0.00	830.00	10,000.00
6537 · Contracts - Grounds	4,000.00	4,580.00	4,000.00	4,580.00	55,000.00
6538 · Sprinkler System - Grounds	0.00	250.00	0.00	250.00	3,000.00
6539 · Trees - Grounds	0.00	1,250.00	0.00	1,250.00	15,000.00
6540 · Payroll					
6540.1 · Wages	5,890.50	14,163.00	5,890.50	14,163.00	170,000.00
6540.2 · Holiday	568.00		568.00		
6540.3 · Vacation	0.00	0.00	0.00	0.00	0.00
6540.4 · Sick	0.00	0.00	0.00	0.00	0.00
<b>Total 6540 · Payroll</b>	<b>6,458.50</b>	<b>14,163.00</b>	<b>6,458.50</b>	<b>14,163.00</b>	<b>170,000.00</b>
6541 · Materials					
6541.1 · Materials	0.00	0.00	0.00	0.00	500.00
6541.2 · Signage	0.00	500.00	0.00	500.00	6,000.00
6541.5 · Hardware	0.00	0.00	0.00	0.00	250.00
6541.6 · Rehab	0.00	413.00	0.00	413.00	5,000.00
<b>Total 6541 · Materials</b>	<b>0.00</b>	<b>913.00</b>	<b>0.00</b>	<b>913.00</b>	<b>11,750.00</b>
6542 · Capital Improvements					
6542.5 · Xeriscape	0.00	0.00	0.00	0.00	10,000.00
<b>Total 6542 · Capital Improvements</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,000.00</b>
6543 · Parking Lot Sweeping	0.00	300.00	0.00	300.00	3,600.00
6545 · HVAC					
6545.1 · HVAC Replacements	0.00	0.00	0.00	0.00	60,000.00
6545.2 · HVAC Repairs	0.00	0.00	0.00	0.00	12.27
6545.3 · HVAC Parts	0.00	1,038.00	0.00	1,038.00	12,500.00
<b>Total 6545 · HVAC</b>	<b>0.00</b>	<b>1,038.00</b>	<b>0.00</b>	<b>1,038.00</b>	<b>72,512.27</b>
6547 · Swimming Pools					
6547.1 · Contracts - Pools	0.00	4,800.00	0.00	4,800.00	15,545.00
6547.2 · Chemicals - Pools	0.00	625.00	0.00	625.00	7,500.00
6547.3 · Parts for Pool	0.00	212.00	0.00	212.00	2,500.00
6547.4 · Pool Furniture	0.00	413.00	0.00	413.00	5,000.00
6547.5 · Permits	0.00	162.00	0.00	162.00	1,900.00
<b>Total 6547 · Swimming Pools</b>	<b>0.00</b>	<b>6,212.00</b>	<b>0.00</b>	<b>6,212.00</b>	<b>32,445.00</b>
6551 · Small Tools - Repairs	0.00	125.00	0.00	125.00	1,500.00
6555 · Electrical Supplies	0.00	424.00	0.00	424.00	5,000.00
6560 · Painting Costs					
6560.2 · Paint Supplies	0.00	201.00	0.00	201.00	2,500.00
<b>Total 6560 · Painting Costs</b>	<b>0.00</b>	<b>201.00</b>	<b>0.00</b>	<b>201.00</b>	<b>2,500.00</b>
6570 · Vehicle					
6571 · Vehicles - Repairs	0.00	125.00	0.00	125.00	1,500.00
<b>Total 6570 · Vehicle</b>	<b>0.00</b>	<b>125.00</b>	<b>0.00</b>	<b>125.00</b>	<b>1,500.00</b>

## Consolidated Cooperatives of Scottsdale East, Inc.

## Profit &amp; Loss Budget Performance

January 2022

02/17/22

Accrual Basis

	Jan 22	Budget	Jan 22	YTD Bud...	Annual Bu...
<b>6580 - Plumbing</b>					
6581 - Supplies - Plumbing	0.00	1,163.00	0.00	1,163.00	14,000.00
6582 - Contracts - Plumbing	0.00	0.00	0.00	0.00	0.00
6583 - Hot H2O Htrs-Replace	0.00	1,000.00	0.00	1,000.00	12,000.00
6584 - Toilets - Replacements	1,876.64	0.00	1,876.64	0.00	1,500.00
<b>Total 6580 - Plumbing</b>	<b>1,876.64</b>	<b>2,163.00</b>	<b>1,876.64</b>	<b>2,163.00</b>	<b>27,500.00</b>
<b>6591 - Lock &amp; Keys</b>	0.00	0.00	0.00	0.00	500.00
6592 - Doors & Screens	0.00	125.00	0.00	125.00	1,500.00
6594 - A/C Filters	0.00	125.00	0.00	125.00	1,500.00
6599.1 - Misc- Maintenance	0.00	87.00	0.00	87.00	1,000.00
6599.2 - Equipment Rental	138.00	212.00	138.00	212.00	2,500.00
<b>Total 6500 - Operating &amp; Maintenance Ex...</b>	<b>13,473.14</b>	<b>35,053.00</b>	<b>13,473.14</b>	<b>35,053.00</b>	<b>456,657.27</b>
<b>6700 - Taxes and Insurance</b>					
6710 - Real Property	0.00	0.00	0.00	0.00	100,000.00
6711 - Payroll Tax (FICA/MC)	1,171.50	1,500.00	1,171.50	1,500.00	18,000.00
6712 - FUTA/SUTA	477.76	487.00	477.76	487.00	5,800.00
6719 - Licenses & Permits	60.00	0.00	60.00	0.00	500.00
6720 - Property&Liability- Insurance	6,733.50	7,000.00	6,733.50	7,000.00	84,000.00
6722 - Workers Comp -Insurance	0.00	337.00	0.00	337.00	4,000.00
6723 - Employee Benefits	2,844.04	2,674.00	2,844.04	2,674.00	32,000.00
<b>Total 6700 - Taxes and Insurance</b>	<b>11,286.80</b>	<b>11,998.00</b>	<b>11,286.80</b>	<b>11,998.00</b>	<b>244,300.00</b>
<b>Total Expense</b>	<b>58,181.54</b>	<b>79,598.00</b>	<b>58,181.54</b>	<b>79,598.00</b>	<b>1,093,357.27</b>
<b>Net Ordinary Income</b>	<b>69,153.95</b>	<b>36,202.00</b>	<b>69,153.95</b>	<b>36,202.00</b>	<b>245,623.27</b>
<b>Net Income</b>	<b>69,153.95</b>	<b>36,202.00</b>	<b>69,153.95</b>	<b>36,202.00</b>	<b>245,623.27</b>



## Consolidated Cooperatives of Scottsdale East, Inc.

## Balance Sheet

As of January 31, 2022

02/17/22

Accrual Basis

	Jan 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1120 - Cash	
1121.0 - NEW WF Chkg-8323	270,783.16
<b>Total 1120 - Cash</b>	270,783.16
1300 - Capital Replacement Reserve	
1309.2 - PNC Bank MM - .02%	252,226.48
1309.3 - BMO Harris Bank-MM .05%	200,046.72
<b>Total 1300 - Capital Replacement Reserve</b>	452,273.20
1300.1 - Emergency Reserve	
1312 - USBank MM - .01%	266,842.98
<b>Total 1300.1 - Emergency Reserve</b>	266,842.98
1300.2 - Member Deposits	
1378 - MidFirst Money Market (.3%)	109,087.18
<b>Total 1300.2 - Member Deposits</b>	109,087.18
<b>Total Checking/Savings</b>	1,098,986.52
<b>Accounts Receivable</b>	
1130 - Member Accounts Receivable	-136,187.45
<b>Total Accounts Receivable</b>	-136,187.45
<b>Other Current Assets</b>	
1200 - Prepaid Expenses	
1241 - Prepaid Property & Liability Ins	3,541.67
1280 - Federal Prepaid Tax	18,000.00
1285 - State Prepaid Tax	10,993.00
1200 - Prepaid Expenses - Other	2,500.00
<b>Total 1200 - Prepaid Expenses</b>	35,034.67
1310 - Employee Advance	4,000.00
1499 - Undeposited Receipts	53,459.96
<b>Total Other Current Assets</b>	92,494.63
<b>Total Current Assets</b>	1,055,293.70
<b>Fixed Assets</b>	
1400 - FIXED ASSETS	
1410 - Land	337,882.00
1412 - Land & Land Improvements	435,509.73
1421 - Buildings	2,583,985.62
1423 - Buildings - Capital Improvement	2,326,836.23
1425 - Building Equipment	897,796.31
1461 - Furniture	15,602.00
1481 - Vehicle and Maintenance Equip	10,119.33
4121 - Buildings - Accum Depn	-4,635,592.12
<b>Total 1400 - FIXED ASSETS</b>	1,972,139.10
<b>Total Fixed Assets</b>	1,972,139.10
<b>TOTAL ASSETS</b>	<b>3,027,432.80</b>

11:17 AM

## Consolidated Cooperatives of Scottsdale East, Inc.

## Balance Sheet

As of January 31, 2022

02/17/22

Accrual Basis

	Jan 31, 22
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2110 · Accounts Payable - Trade	16,762.93
2150 · Real Property Taxes - Accrued	47,134.47
<b>Total Accounts Payable</b>	63,897.40
<b>Other Current Liabilities</b>	
2120 · Wages & Payroll Taxes Payable	2,987.90
<b>2140 · Taxes Payable</b>	
2141 · Federal Taxes Payable	9,663.00
2142 · State Taxes Payable	2,724.00
<b>Total 2140 · Taxes Payable</b>	12,387.00
2191 · Member Deposits Held in Trust	108,300.00
2213 · Deferred Tax Liability	15,347.00
<b>Total Other Current Liabilities</b>	139,021.90
<b>Total Current Liabilities</b>	202,919.30
<b>Total Liabilities</b>	202,919.30
<b>Equity</b>	
<b>3100 · Owner Equity</b>	
3121 · Common Stock - 350 shares	350.00
3131 · Treasury Stock @ Cost 1share	-10,000.00
3241 · Additional Paid-in capital	3,265,786.00
<b>Total 3100 · Owner Equity</b>	3,256,136.00
<b>3240 · Funded Reserve Costs</b>	
3240.1 · Reserve for Replacements	351,869.00
3240.2 · Gen Op Reserve	2,341.00
<b>Total 3240 · Funded Reserve Costs</b>	354,210.00
3243 · General Operating Reserve	256,950.00
3900 · Retained Earnings	-1,111,936.45
Net Income	69,153.95
<b>Total Equity</b>	2,824,513.50
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,027,432.80</b>