

**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, March 24, 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 February 17, 2022

**II. New Business**

- Installation of New Board Officers (President, Vice President, Secretary, Treasurer)

**III. REPORTS**

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

**IV. OLD BUSINESS**

- See Manager's Report

**V. MEMBERS' FORUM**

**VI. ADJOURNMENT**

By:   
Carol Papalas, Secretary

Date: 3/21/2022

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

3151 E. GARFIELD ST.  
SCOTTSDALE, ARIZONA 85257  
PHONE (480) 947-3841  
FAX (480) 947-6553

**Minutes for Open Board of Directors Meeting, Thursday, February 17, 2022 held  
at Maintenance Building for Consolidated Co-ops, 8151 E. Garfield, St., Scottsdale,  
AZ 85257.**

**I. Procedures:**

- A. Call to order at 6:10 pm by President Maryana Scott.
- B. Roll Call - Maryana Scott (C Rep & President), Carol Papalas (E Rep & Secretary), George Pool (B rep), Dan Free (D rep), Fred Weninger (F rep)–  
Quorum met.
- C. Motion to adopt agenda made by George, 2<sup>nd</sup> by Dan. Passed.
- D. Motion to approve Open Meeting minutes for January 20, 2022 made by Carol,  
2<sup>nd</sup> by Fred. Passed.

**II. Reports**

- A. Manager's Report (Jayson Hunt) – See report details.
  1. Exterior painting has started with bldg. D; next bldg. will be B.
  2. Desert landscaping for 2022: West end of D apts., area behind C, east end of E.
  3. Annual mtg.: no potluck; co-op will provide food.
  4. Carports have been repaired.
- B. Bldg. Reports  
B Bldg – Nothing to report, C Bldg – Nothing, D Bldg – Nothing, E Bldg –  
Nothing, F Bldg – Nothing, G Bldg – Absent, H Bldg – Vacant
- C. Treasurer's Report – Tabled; Ellie Jackson, Treasurer, was absent.
- D. Committees Reports
  1. Membership committee – Tabled; Ellie Jackson, chair, was absent.
  2. Finance/Budget Committee – No chair.
  3. Grounds – Carol Papalas – Chair: E.S. Badgley and volunteers continuing  
with C complex; gardens have been started.

**III. Old Business**

- See Manager's Report

**IV. New Business**


- None

**V. Members' Forum**

- A. Sandy Jewitt – Asked about F building desert landscaping and grassy areas.  
Jayson explained about taking grass away from buildings.
- B. Henry Geist – Asked when he should begin to clear his patio. Jayson said that  
there will be notices put out on each door prior to painting being started.

**VI. Adjournment** – Motion to adjourn at 6:22 p.m. made by George Poole, 2<sup>nd</sup> by Dan Free.  
Passed.

Respectfully submitted,

By:  Carol Papalas, Secretary

Date: 2/26/2022

# Manager's Report

March 24, 2022

I would like to thank everyone for their well wishes and prayers for Jayson. He is doing well and will be back to work in a couple of weeks. I know he appreciates the cards everyone has sent him. I would like to thank everyone who has offered me their help. I greatly appreciate the offers. All the kind words make it easy for me to feel confident that I can hold down the fort while Jayson gets well.

The fish pond has been an issue for a while. I have talked with Ray and he will be installing a new motor tomorrow (Friday) and I will be talking with someone at PetSmart about what we can do to help keep the algae growth under control. I ask for members to please be patient while I find solutions to get the fish pond in pristine working order.

Desert Star painting will be 100% completed by the end of next week. Jayson and I have talked about painting the catwalk rails and pool fence a darker green than what is on the building in hopes that it will tie everything together. Randy from MTS Painting is urgently suggesting that the Co-Op make a decision as to when to start the next building as soon as possible. He wants to be able to keep us at the same price and he can't promise that if we wait too long. Randy did say he is holding a slot for us for the beginning of June.

The Landscaping Committee has been working very hard to make the north side of Camelback look beautiful and all their hard work has not gone unnoticed.

When a community can work together, there is nothing they can't do.



## Consolidated Cooperatives of Scottsdale East, Inc.

04/28/22

## Profit &amp; Loss Budget Performance

Accrual Basis

February 2022

	Feb 22	Budget	Jan - Feb 22	YTD Budget	Annual Bu...
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
5100 · Rent Revenue					
5120 · Member Carrying Charges	105,854.00	106,024.00	211,648.14	212,050.00	1,272,250.00
5170 · Parking Permits	335.00	6,000.00	18,340.00	12,000.00	18,500.00
5190 · Locker Rental	1,470.00	1,500.00	2,940.00	3,000.00	18,000.00
<b>Total 5100 · Rent Revenue</b>	<b>107,659.00</b>	<b>113,524.00</b>	<b>232,928.14</b>	<b>227,050.00</b>	<b>1,308,750.00</b>
5401 · Interest Income	26.45		55.06		
5900 · Other Revenue					
5910 · Laundry Income	2,142.50	840.00	2,142.50	1,680.00	10,000.00
5920 · NSF & Late Charges	488.00	25.00	1,145.00	50.00	250.00
5925 · Fines, Fees	0.00	0.00	75.00	0.00	225.00
5930 · Transfer Fees	400.00	663.00	600.00	1,330.00	8,000.00
5940 · Pet Fees	0.00	30.00	100.00	60.00	400.00
5950 · Service Repair Fees	685.00	583.00	1,398.00	1,170.00	7,000.00
5990 · Other Income	318.00	125.00	318.00	250.00	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>4,033.50</b>	<b>2,266.00</b>	<b>5,778.50</b>	<b>4,540.00</b>	<b>30,230.54</b>
<b>Total Income</b>	<b>111,718.95</b>	<b>115,790.00</b>	<b>238,761.70</b>	<b>231,590.00</b>	<b>1,338,980.54</b>
<b>Expense</b>					
6300 · Administrative Expenses					
6309 · Advertising	1,419.00	500.00	2,838.00	1,000.00	2,000.00
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	8,811.95	9,587.00	17,322.90	19,170.00	115,000.00
6310.2 · Holiday	0.00		344.00		
6310.6 · Contract Labor - Porter	600.00	600.00	1,200.00	1,200.00	7,800.00
<b>Total 6310 · Salaries &amp; Wages - Offi...</b>	<b>9,411.95</b>	<b>10,187.00</b>	<b>18,866.90</b>	<b>20,370.00</b>	<b>122,800.00</b>
6311 · Supplies - Office					
6311.1 · Office Supplies	131.77	208.00	1,112.59	420.00	2,500.00
6311.3 · Postage	0.00	50.00	232.00	100.00	500.00
<b>Total 6311 · Supplies - Office</b>	<b>131.77</b>	<b>258.00</b>	<b>1,344.59</b>	<b>520.00</b>	<b>3,000.00</b>
6312 · Computers Equip/Supplies/...	0.00	0.00	0.00	1,000.00	2,000.00
6313 · Equip Maint Contracts	563.64	208.00	563.64	420.00	2,500.00
6341 · Legal	0.00	208.00	0.00	420.00	2,500.00
6350 · Audit & Accounting					
6351 · Accounting Services	1,058.76	833.00	1,058.76	1,670.00	10,000.00
6352 · Annual Audit Costs	0.00	0.00	0.00	0.00	12,500.00
6353 · Payroll Service Fee	222.72	250.00	544.45	500.00	3,000.00
<b>Total 6350 · Audit &amp; Accounting</b>	<b>1,281.48</b>	<b>1,083.00</b>	<b>1,603.21</b>	<b>2,170.00</b>	<b>25,500.00</b>
6360 · Telephone/Cellular	441.55	291.00	868.65	590.00	3,500.00
6363 · Internet Contract	0.00	330.00	713.21	664.00	4,000.00
6391 · Bank Charges	189.58	25.00	217.08	50.00	200.00
6392 · Credit Checks	132.10	125.00	230.95	250.00	1,500.00
6397 · Dues/Education	375.42		375.42		
6399 · Other					
6399.1 · Fuel/Mileage	0.00	25.00	0.00	25.00	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>25.00</b>	<b>0.00</b>	<b>25.00</b>	<b>3,100.00</b>
<b>Total 6300 · Administrative Expenses</b>	<b>13,946.49</b>	<b>13,240.00</b>	<b>27,621.65</b>	<b>27,479.00</b>	<b>172,600.00</b>

10:45 AM

## Consolidated Cooperatives of Scottsdale East, Inc.

## Profit &amp; Loss Budget Performance

February 2022

04/28/22

Accrual Basis

	Feb 22	Budget	Jan - Feb 22	YTD Budget	Annual Bu...
<b>6400 · Utilities Expense</b>					
6450 · Electric	2,479.24	3,334.00	5,066.69	6,668.00	40,000.00
6451 · Water	7,401.86	7,500.00	14,194.35	15,000.00	90,000.00
6452 · Gas	2,870.07	1,334.00	6,334.53	2,668.00	16,000.00
6453 · Sewer	3,820.62	3,330.00	7,641.24	6,660.00	40,000.00
6454 · Trash	2,653.10	2,084.00	5,453.73	4,164.00	25,000.00
6455 · Envir/Taxes & Fees	708.13	734.00	1,362.85	1,464.00	8,800.00
<b>Total 6400 · Utilities Expense</b>	<b>19,933.02</b>	<b>18,316.00</b>	<b>40,053.39</b>	<b>36,624.00</b>	<b>219,800.00</b>
<b>6500 · Operating &amp; Maintenance Expe...</b>					
6501 · Sales Tax Maintenance Items	180.42		199.53		
6502 · Building Maint/Improvements	6,857.13	1,250.00	9,240.61	2,500.00	15,000.00
6503 · Temp Labor - Maintenance	0.00	0.00	0.00	0.00	5,000.00
6511 · Janitorial Supplies	0.00	105.00	111.37	205.00	1,250.00
6519 · Exterminating Contract	0.00	584.00	0.00	1,164.00	7,000.00
6535 · Fuel-Equipment	0.00	0.00	0.00	0.00	100.00
6536 · Plants&Supplies - Grounds	100.00	834.00	100.00	1,664.00	10,000.00
6537 · Contracts - Grounds	4,000.00	4,584.00	8,000.00	9,164.00	55,000.00
6538 · Sprinkler System - Grounds	0.00	250.00	0.00	500.00	3,000.00
6539 · Trees - Grounds	2,612.90	1,250.00	2,612.90	2,500.00	15,000.00
6540 · Payroll					
6540.1 · Wages	10,285.94	14,167.00	16,176.44	28,330.00	170,000.00
6540.2 · Holiday	0.00		568.00		
6540.3 · Vacation	0.00	0.00	0.00	0.00	0.00
6540.4 · Sick	204.00	0.00	204.00	0.00	0.00
<b>Total 6540 · Payroll</b>	<b>10,489.94</b>	<b>14,167.00</b>	<b>16,948.44</b>	<b>28,330.00</b>	<b>170,000.00</b>
6541 · Materials					
6541.1 · Materials	0.00	125.00	0.00	125.00	500.00
6541.2 · Signage	0.00	500.00	0.00	1,000.00	6,000.00
6541.5 · Hardware	0.00	125.00	0.00	125.00	250.00
6541.6 · Rehab	375.00	417.00	449.48	830.00	5,000.00
<b>Total 6541 · Materials</b>	<b>375.00</b>	<b>1,167.00</b>	<b>449.48</b>	<b>2,080.00</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	600.00	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	1,042.00	0.00	2,080.00	12,500.00
<b>Total 6545 · HVAC</b>	<b>0.00</b>	<b>1,042.00</b>	<b>0.00</b>	<b>2,080.00</b>	<b>72,512.27</b>
6547 · Swimming Pools					
6547.1 · Contracts - Pools	0.00	0.00	0.00	4,800.00	15,545.00
6547.2 · Chemicals - Pools	62.46	625.00	411.75	1,250.00	7,500.00
6547.3 · Parts for Pool	0.00	208.00	0.00	420.00	2,500.00
6547.4 · Pool Furniture	0.00	417.00	0.00	830.00	5,000.00
6547.5 · Permits	0.00	158.00	0.00	320.00	1,900.00
<b>Total 6547 · Swimming Pools</b>	<b>62.46</b>	<b>1,408.00</b>	<b>411.75</b>	<b>7,620.00</b>	<b>32,445.00</b>
6551 · Small Tools - Repairs	896.72	125.00	1,246.01	250.00	1,500.00
6555 · Electrical Supplies	10.77	416.00	424.77	840.00	5,000.00
6560 · Painting Costs					
6560.2 · Paint Supplies	66.44	209.00	66.44	410.00	2,500.00
<b>Total 6560 · Painting Costs</b>	<b>66.44</b>	<b>209.00</b>	<b>66.44</b>	<b>410.00</b>	<b>2,500.00</b>

## Consolidated Cooperatives of Scottsdale East, Inc.

04/28/22

## Profit &amp; Loss Budget Performance

Accrual Basis

February 2022

	<u>Feb 22</u>	<u>Budget</u>	<u>Jan - Feb 22</u>	<u>YTD Budget</u>	<u>Annual Bu...</u>
<b>6570 · Vehicle</b>					
6571 · Vehicles - Repairs	390.96	125.00	390.96	250.00	1,500.00
<b>Total 6570 · Vehicle</b>	<u>390.96</u>	<u>125.00</u>	<u>390.96</u>	<u>250.00</u>	<u>1,500.00</u>
<b>6580 · Plumbing</b>					
6581 · Supplies - Plumbing	440.99	1,167.00	2,224.72	2,330.00	14,000.00
6582 · Contracts - Plumbing	0.00	0.00	0.00	0.00	0.00
6583 · Hot H2O Htrs-Replace	1,689.18	1,000.00	1,689.18	2,000.00	12,000.00
6584 · Toilets - Replacements	0.00	750.00	1,876.64	750.00	1,500.00
<b>Total 6580 · Plumbing</b>	<u>2,130.17</u>	<u>2,917.00</u>	<u>5,790.54</u>	<u>5,080.00</u>	<u>27,500.00</u>
<b>6591 · Lock &amp; Keys</b>	0.00	0.00	0.00	0.00	500.00
6592 · Doors & Screens	101.73	125.00	171.65	250.00	1,500.00
6594 · A/C Filters	0.00	125.00	386.77	250.00	1,500.00
6599.1 · Misc- Maintenance	0.00	83.00	0.00	170.00	1,000.00
6599.2 · Equipment Rental	0.00	208.00	238.00	420.00	2,500.00
<b>Total 6500 · Operating &amp; Maintenance ...</b>	<u>28,274.64</u>	<u>31,274.00</u>	<u>46,789.22</u>	<u>66,327.00</u>	<u>456,657.27</u>
<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)	1,476.63	1,500.00	2,648.13	3,000.00	18,000.00
6712 · FUTA/SUTA	424.40	483.00	902.16	970.00	5,800.00
6719 · Licenses & Permits	0.00	0.00	60.00	0.00	500.00
6720 · Property&Liability- Insurance	6,733.50	7,000.00	13,467.00	14,000.00	84,000.00
6722 · Workers Comp -Insurance	0.00	333.00	0.00	670.00	4,000.00
6723 · Employee Benefits	2,844.04	2,666.00	5,688.08	5,340.00	32,000.00
<b>Total 6700 · Taxes and Insurance</b>	<u>11,478.57</u>	<u>11,982.00</u>	<u>22,765.37</u>	<u>23,980.00</u>	<u>244,300.00</u>
<b>Total Expense</b>	<u>73,632.72</u>	<u>74,812.00</u>	<u>137,229.63</u>	<u>154,410.00</u>	<u>1,093,357.27</u>
<b>Net Ordinary Income</b>	<u>38,086.23</u>	<u>40,978.00</u>	<u>101,532.07</u>	<u>77,180.00</u>	<u>245,623.27</u>
<b>Net Income</b>	<u><u>38,086.23</u></u>	<u><u>40,978.00</u></u>	<u><u>101,532.07</u></u>	<u><u>77,180.00</u></u>	<u><u>245,623.27</u></u>



## Consolidated Cooperatives of Scottsdale East, Inc.

## Balance Sheet

As of February 28, 2022

04/28/22

Accrual Basis

	<u>Feb 28, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1120 · Cash	
1121.0 · NEW WF Chkg-8323	345,688.64
<b>Total 1120 · Cash</b>	<u>345,688.64</u>
1300 · Capital Replacement Reserve	
1309.2 · PNC Bank MM - .02%	252,232.28
1309.3 · BMO Harris Bank-MM .05%	200,054.39
<b>Total 1300 · Capital Replacement Reserve</b>	<u>452,286.67</u>
1300.1 · Emergency Reserve	
1312 · USBank MM - .01%	266,847.28
<b>Total 1300.1 · Emergency Reserve</b>	<u>266,847.28</u>
1300.2 · Member Deposits	
1378 · MidFirst Money Market (.3%)	109,095.55
<b>Total 1300.2 · Member Deposits</b>	<u>109,095.55</u>
<b>Total Checking/Savings</b>	<u>1,173,918.14</u>
<b>Accounts Receivable</b>	
1130 · Member Accounts Receivable	24,146.03
<b>Total Accounts Receivable</b>	<u>24,146.03</u>
<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>	<u>35,034.67</u>
1310 · Employee Advance	4,000.00
1499 · Undeposited Receipts	16,009.00
<b>Total Other Current Assets</b>	<u>55,043.67</u>
<b>Total Current Assets</b>	<u>1,253,107.84</u>
<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>	<u>1,972,139.10</u>
<b>Total Fixed Assets</b>	<u>1,972,139.10</u>
<b>TOTAL ASSETS</b>	<u><u>3,225,246.94</u></u>

## Consolidated Cooperatives of Scottsdale East, Inc.

## Balance Sheet

As of February 28, 2022

04/28/22

Accrual Basis

	Feb 28, 22
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2110 · Accounts Payable - Trade	18,309.73
2150 · Real Property Taxes - Accrued	47,134.47
2211 · Prepaid Member Carrying Charges	164,125.18
<b>Total Accounts Payable</b>	229,569.38
<b>Other Current Liabilities</b>	
2120 · Wages & Payroll Taxes Payable	2,987.90
2140 · Taxes Payable	
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>	368,591.28
<b>Total Liabilities</b>	368,591.28
<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	-1,112,172.41
Net Income	101,532.07
<b>Total Equity</b>	2,856,655.66
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,225,246.94</b>