

**MINUTES OF THE OPEN MEETING OF THE BOARD OF DIRECTORS OF  
CONSOLIDATED COOPERATIVES OF SCOTTSDALE EAST, INC**  
held on Thursday, November 20, 2025, 6:00p.m. at 8151 East Garfield Street, Scottsdale,  
Arizona, 85257 in the Maintenance Building.

**I. PROCEDURES**

- a. Call to Order – President George Pool called meeting to order at 6:06pm.
- b. Roll Call:

GM Jayson Hunt – present	Bldg. E-Jennifer Ward – present
Bldg. B-George Pool – present	Bldg. F-Colleen Domigan - present
Bldg. C-Maryana Scott – absent	Bldg. G-Ellie Jackson – present
Bldg. D-Dan Free – present	Bldg. H-Trent Schneeberger - absent
- c. Agenda. Motion made to approve the agenda made by Dan, seconded by Colleen. Passed.
- d. Minutes from October 16, 2025. Motion made to approve the agenda made by Dan, seconded by Colleen. Passed.

**II. REPORTS**

- a. Manager's Report – see attached.
  - i. Motion made to close the 5 pools that are not kept warm from 10 Dec 25-10 Jan 26 to see what kind of changes it makes to the bills made by Jenn, seconded by Ellie. Passed. Jayson confirmed that we are looking into doing this for 5 pools during winter only. Heated pools will remain open.
- b. Building Reports –
  - B. Nothing to report
  - C. Would like a tree in front of the building or plants. Just a reminder that items cannot be posted on the mailboxes.
  - D. Nothing to report
  - E. Requesting a hose at the pool. And JUST for future discussions, we need to be aware of limited social security versus increased co-op fee increases.
  - F. Nothing to report
  - G. There is rust on the East side of the pool that needs to be welded.
  - H. Nothing to report
- c. Treasurer's Report – Ellie Jackson, Treasurer, available in the office.
- d. Committee Reports:
  - i. Membership Committee – Ellie Jackson, Chair.
    1. Janice Galvin, E208
    2. Amina and Sam Kasemi, G4
    3. Karissa Kausperdas and Jessie Cozens, H12

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

8151 E. GARFIELD ST.  
SCOTTSDALE, ARIZONA 85257  
PHONE (480) 947-3941  
FAX (480) 947-6553

4. Lenox Johnson, B210

5. Mark Wandas, H15

- ii. Landscaping Committee- report available. Hold next to electrical box in B is next project; Jayson will fill. Beautification is on a tight budget; it will be a month-long project. Suggested they wait till January. Dead branches were mentioned, it's still work in progress. It was suggested that prior to getting any trees that future costs be considered such as water and annual pruning.

**III. OLD BUSINESS**

- a. Oktoberfest. Next year we will need more advertising. Initial cost was approximately \$2,000 but that included several canopy tents that we get to keep. It was significantly less expensive than rentals, next year it will be less expensive. Next year we will take a look entertainment, karaoke wasn't used by many, but bingo was a success.
- b. Co-Op Insurance. The new deductible is \$25K. Last year's policy was \$259,000 and would have been \$309,000 if we didn't change the deductible. New policy is \$209,000 which is great!

**IV. NEW BUSINESS**

- a. Co-Op Facebook Page. Motion was made to allow the creation of a community Facebook page be Jennifer and seconded by Colleen. Passed. It will allow for membership by approval only. Posts will be approved before posting to the page. Dee and Jennifer agreed to be the 2 of 3 admins for the page.
- b. Ability to put property into a living trust. There are pro's and con's. One pro is that if a resident is put into a facility, the state cannot go after the property. This will be researched and discussed by the upcoming Bylaw's committee.
- c. Rules and Regs: Jennifer left them elsewhere. Will provide copies next meeting.
- d. Locker fee increasing to \$20 per month. (Tabled)

**V. MEMBERS' FORUM**

- Nancy, F3-Status of AC replacements. Wanted to know priority, cycle, etc. Jayson stated that priority is age, what freon is used, and frequency. Jayson stated the only way anyone knows that there is an issue is if members put in work orders.

- VI. ADJOURNMENT.** Motion to adjourn at 7:25pm made by Jenn, seconded by Ellie. Passed.

By: \_\_\_\_\_  
Jennifer Ward, Secretary

Date:

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**NOTICE IS HEREBY GIVEN** that an Open Meeting of the Board of Directors of Consolidated Cooperatives of Scottsdale East, Inc. will be held on **Thursday, December 18, 2025**, at 6:00 p.m. at the Maintenance Building, 8151 East Garfield Street, Scottsdale, Arizona 85257.

An Executive meeting preceded this Open Meeting.

**AGENDA**

**I. PROCEDURES**

- a. Call to Order – President George Pool
- b. Roll Call
- c. Adopt Agenda
- d. Approval of Minutes from November 20, 2025

**II. REPORTS**

- a. Manager's Report
- b. Building Reports – Board members report issues, if any, in their respective buildings.
- c. Treasurer's Report – Ellie Jackson, Treasurer
- d. Committee Reports:
  - i. Membership Committee – Ellie Jackson, Chair
- e. Landscaping Committee

**III. OLD BUSINESS**

- a. Locker Rental Fee
- b. Updated Rules & Regulations
- c. Updating Bylaws
- d. Co-Op Community Facebook Page

**IV. NEW BUSINESS**

- a. Reminder to stop feeding feral cats

**V. MEMBERS' FORUM**

**VI. ADJOURNMENT**

By: \_\_\_\_\_  
Jennifer Ward, Secretary

Date: 12/15/2025

# Managers' Report

December 18, 2025

The non-heated pools are closed for thirty days beginning last week. The Co-op is doing this in order to determine the amount of electricity each pool is using during the winter months when most people are using the heated pools. For any members that may be unaware, the heated pools are located at Granite Reef and Desert Star.

The electricians have really picked up the pace on the service panel replacements, doing one building a week. At this pace the last building should be done the last week of April, before it starts to get really hot late Spring and Summer.

The rain and a few other issues have slowed down the installation of the balcony railings but the staff are still working at it and hopefully have them all completed in a couple weeks. A couple members have voiced concerns regarding the rattle when they shake the rails. This is due to the expansion joints that are required. The original rails also had this feature but due to the age and dirt and rust it was not noticeable. The sound is an annoyance but not an indication of instability. We have found a solution for the rattle and will be installing all the rest using this method. As time permits, maintenance will go back and address the previously installed railings.

Peachtree messed up the 2026 Co-op parking permits and is doing an expedited production and shipping of the new order that will hopefully arrive the week after Christmas. We will post a notice on the boards as soon as they arrive.

The proposed Rules and Regs are on the website in the minutes tab and in the office for members' review. Please familiarize yourselves with them and have any questions or concerns ready for when the board votes on the changes.

12:05 PM

## Consolidated Cooperatives of Scottsdale East, Inc.

## Balance Sheet

As of November 30, 2025

12/15/25

Accrual Basis

	Nov 30, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1120 - Cash	
1122.0 - Chase Checking	37,841.83
Total 1120 - Cash	37,841.83
1300 - Capital Replacement Reserve	
1309.5 - Alliance MM 0.25%	100,670.50
Total 1300 - Capital Replacement Reserve	100,670.50
1300.1 - Emergency Reserve	
1312 - USBank MM - 2.71%	223,896.54
Total 1300.1 - Emergency Reserve	223,896.54
1300.2 - Member Deposits	
1380 - BMO CD (12/15/25 .03922%)	114,948.28
Total 1300.2 - Member Deposits	114,948.28
Total Checking/Savings	477,357.15
<b>Accounts Receivable</b>	
1130 - Member Accounts Receivable	76,682.50
Total Accounts Receivable	76,682.50
<b>Other Current Assets</b>	
1200 - Prepaid Expenses	
1280 - Federal Prepaid Tax	4,461.00
1285 - State Prepaid Tax	5,393.00
1291 - Workmens Comp Deposit - Arizona	1,885.14
1200 - Prepaid Expenses - Other	2,500.00
Total 1200 - Prepaid Expenses	14,239.14
1310 - Employee Advance	350.00
1499 - Undeposited Receipts	13,680.00
Total Other Current Assets	28,269.14
Total Current Assets	582,308.79
<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	2,432,730.45
1425 - Building Equipment	759,455.15
1461 - Furniture	15,602.00
1481 - Vehicle and Maintenance Equip	10,119.33
4121 - Buildings - Accum Deprn	-5,157,205.51
Total 1400 - FIXED ASSETS	1,418,078.77
Total Fixed Assets	1,418,078.77

**Consolidated Cooperatives of Scottsdale East, Inc.**  
**Balance Sheet**  
 As of November 30, 2025

	Nov 30, 25
<b>Other Assets</b>	
1510 · Deposit - Improvements-Bank	488,604.39
1520 · Deposits-Improvement	264,364.57
1800 · Origination Fee	1,500.00
1840 · Loan Fees	6,786.00
1841 · Accumulated Amortization	-46.03
1850 · Operating Lease Assets, net	14,685.00
1860 · Current portion of operating le	-4,841.00
1870 · Accum Amortization - Operating	-3,212.00
<b>Total Other Assets</b>	767,840.93
<b>TOTAL ASSETS</b>	<b>2,768,228.49</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2110 · Accounts Payable - Trade	33,557.75
2150 · Real Property Taxes - Accrued	47,299.70
2211 · Prepaid Member Carrying Charges	139,269.99
<b>Total Accounts Payable</b>	220,127.44
<b>Other Current Liabilities</b>	
2090 · Operating Lease obligations, ne	6,878.00
2120 · Wages & Payroll Taxes Payable	9,238.10
2191 · Member Deposits Held in Trust	107,100.00
2213 · Deferred Tax Liability	-177,000.00
<b>Total Other Current Liabilities</b>	-53,783.90
<b>Total Current Liabilities</b>	166,343.54
<b>Long Term Liabilities</b>	
2322 · N/P Western Alliance Bank	912,883.86
<b>Total Long Term Liabilities</b>	912,883.86
<b>Total Liabilities</b>	1,079,227.40
<b>Equity</b>	
<b>SUSPENSE-BS</b>	27.00
<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	3,265,787.00
<b>Total 3100 · Owner Equity</b>	3,256,137.00
<b>3240 · Funded Reserve Costs</b>	
3240.1 · Reserve for Replacements	52,376.00
3240.2 · Gen Op Reserve	2,341.00
<b>Total 3240 · Funded Reserve Costs</b>	54,717.00
<b>3243 · General Operating Reserve</b>	266,100.00
<b>3900 · Retained Earnings</b>	-1,531,929.58
<b>Net Income</b>	-356,050.33
<b>Total Equity</b>	1,689,001.09
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,768,228.49</b>

## Consolidated Cooperatives of Scottsdale East, Inc.

12/15/25

## Profit &amp; Loss Budget Performance

Accrual Basis

November 2025

	Nov 25	Budget	Jan - Nov 25	YTD Budget	Annual Bu...
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>5100 · Rent Revenue</b>					
5120 · Member Carrying Charges	120,232.00	120,232.00	1,313,565.00	1,322,552.00	1,442,784.00
5170 · Parking Permits	0.00	0.00	18,695.00	18,500.00	18,500.00
5190 · Locker Rental	1,545.00	1,418.00	16,290.00	15,582.00	17,000.00
<b>Total 5100 · Rent Revenue</b>	<b>121,777.00</b>	<b>121,650.00</b>	<b>1,348,550.00</b>	<b>1,356,634.00</b>	<b>1,478,284.00</b>
<b>5401 · Interest Income</b>	631.10	708.33	9,447.68	7,791.67	8,500.00
<b>5900 · Other Revenue</b>					
5910 · Laundry Income	728.97	791.66	9,364.82	8,708.34	9,500.00
5920 · NSF & Late Charges	423.00	666.66	7,292.00	7,333.34	8,000.00
5925 · Fines, Fees	0.00	25.00	150.00	275.00	300.00
5930 · Transfer Fees	0.00	625.00	3,200.00	6,875.00	7,500.00
5940 · Pet Fees	0.00	50.00	400.00	550.00	600.00
5950 · Service Repair Fees	128.00	500.00	4,805.00	5,500.00	6,000.00
5990 · Other Income	0.00	125.00	945.00	1,375.00	1,500.00
5991 · Recovered Legal Fees	0.00		27,000.00		
5992 · Recovered Rehab	0.00	0.00	0.00	0.00	0.00
<b>Total 5900 · Other Revenue</b>	<b>1,279.97</b>	<b>2,783.32</b>	<b>53,156.82</b>	<b>30,616.68</b>	<b>33,400.00</b>
<b>Total Income</b>	<b>123,688.07</b>	<b>125,141.65</b>	<b>1,411,154.50</b>	<b>1,395,042.35</b>	<b>1,520,184.00</b>
<b>Gross Profit</b>	<b>123,688.07</b>	<b>125,141.65</b>	<b>1,411,154.50</b>	<b>1,395,042.35</b>	<b>1,520,184.00</b>
<b>Expense</b>					
<b>6300 · Administrative Expenses</b>					
6309 · Advertising	0.00	25.00	0.00	275.00	300.00
<b>6310 · Salaries &amp; Wages - Office</b>					
6310.1 · Salaries & Wages	9,732.90	11,300.00	111,872.09	124,300.00	135,600.00
6310.2 · Holiday	0.00		1,888.64		
6310.3 · Vacation	0.00	0.00	3,688.64	0.00	0.00
6310.4 · Sick	400.00		1,018.68		
6310.5 · Bonus	0.00	0.00	0.00	0.00	0.00
6310.6 · Contract Labor - Porter	0.00	800.00	8,800.00	10,200.00	11,200.00
<b>Total 6310 · Salaries &amp; Wages - Of...</b>	<b>10,132.90</b>	<b>12,100.00</b>	<b>127,268.05</b>	<b>134,500.00</b>	<b>146,800.00</b>
<b>6311 · Supplies - Office</b>					
6311.1 · Office Supplies	86.38	125.00	682.60	1,375.00	1,500.00
6311.3 · Postage	0.00	0.00	306.94	500.00	500.00
<b>Total 6311 · Supplies - Office</b>	<b>86.38</b>	<b>125.00</b>	<b>989.54</b>	<b>1,875.00</b>	<b>2,000.00</b>
<b>6312 · Computers Equip/Supplies/...</b>	21.59	166.66	237.55	1,833.34	2,000.00
<b>6313 · Equip Maint Contracts</b>	258.55	266.66	2,562.74	2,933.34	3,200.00
<b>6341 · Legal</b>	0.00	400.00	4,972.77	4,400.00	4,800.00
<b>6350 · Audit &amp; Accounting</b>					
6351 · Accounting Services	1,200.00	833.33	12,277.00	9,166.67	10,000.00
6352 · Annual Audit Costs	0.00	0.00	7,900.00	20,000.00	20,000.00
6353 · Payroll Service Fee	398.26	420.00	4,973.53	4,620.00	5,040.00
6350 · Audit & Accounting - Oth...	0.00	0.00	0.00	0.00	0.00
<b>Total 6350 · Audit &amp; Accounting</b>	<b>1,598.26</b>	<b>1,253.33</b>	<b>25,150.53</b>	<b>33,786.67</b>	<b>35,040.00</b>
<b>6360 · Telephone/Cellular</b>	320.24	275.00	3,530.11	3,025.00	3,300.00
<b>6363 · Internet Contract</b>	439.99	400.00	4,635.62	4,400.00	4,800.00
<b>6391 · Bank Charges</b>	95.00	62.50	380.05	687.50	750.00
<b>6392 · Credit Checks</b>	263.60	125.00	1,252.10	1,375.00	1,500.00
<b>6397 · Dues/Education</b>	0.00	25.00	0.00	275.00	300.00

12:04 PM

12/15/25

Accrual Basis

## Consolidated Cooperatives of Scottsdale East, Inc.

## Profit &amp; Loss Budget Performance

November 2025

	Nov 25	Budget	Jan - Nov 25	YTD Budget	Annual Bu...
<b>6399 · Other</b>					
6399.1 · Fuel/Mileage	0.00	15.00	0.00	165.00	180.00
6399.4 · Community Days	0.00	0.00	2,073.59	2,500.00	2,500.00
6399.5 · Misc Admin	80.90	80.00	483.57	920.00	1,000.00
<b>Total 6399 · Other</b>	<b>80.90</b>	<b>95.00</b>	<b>2,557.16</b>	<b>3,585.00</b>	<b>3,680.00</b>
<b>Total 6300 · Administrative Expenses</b>	<b>13,297.41</b>	<b>15,319.15</b>	<b>173,536.22</b>	<b>192,950.85</b>	<b>208,470.00</b>
<b>6400 · Utilities Expense</b>					
6450 · Electric	2,786.29	3,000.00	33,219.14	33,000.00	36,000.00
6451 · Water	6,625.42	7,600.00	89,840.29	83,600.00	91,200.00
6452 · Gas	3,111.57	1,850.00	17,212.11	20,350.00	22,200.00
6453 · Sewer	3,520.65	3,666.66	37,632.57	40,333.34	44,000.00
6454 · Trash	4,270.94	4,583.33	41,753.51	50,416.67	55,000.00
6455 · Envir/Taxes & Fees	653.30	800.00	8,574.89	8,800.00	9,600.00
<b>Total 6400 · Utilities Expense</b>	<b>20,968.17</b>	<b>21,499.99</b>	<b>228,232.51</b>	<b>236,500.01</b>	<b>258,000.00</b>
<b>6500 · Operating &amp; Maintenance Exp...</b>					
6501 · Sales Tax Maintenance Items	26.28		687.13		
6502 · Building Maint/Improvements	384.76	800.00	6,290.94	8,800.00	9,600.00
6503 · Temp Labor - Maintenance	8,421.51	0.00	32,636.63	0.00	0.00
6510 · Janitor- Laundry Rooms-Su...	0.00	0.00	0.00	0.00	0.00
6511 · Janitorial Supplies	53.56	125.00	1,895.07	1,375.00	1,500.00
6519 · Exterminating Contract	589.00	566.66	3,504.95	6,233.34	6,800.00
6535 · Fuel-Equipment	0.00	10.00	0.00	110.00	120.00
6536 · Plants&Supplies - Grounds	0.00	416.66	1,195.30	4,583.34	5,000.00
6537 · Contracts - Grounds	4,800.00	4,800.00	52,800.00	52,800.00	57,600.00
6538 · Sprinkler System - Grounds	0.00	300.00	1,110.97	3,300.00	3,600.00
6539 · Trees - Grounds	0.00	1,000.00	13,157.30	11,000.00	12,000.00
<b>6540 · Payroll</b>					
6540.1 · Wages	10,313.72	12,500.00	126,866.24	137,500.00	150,000.00
6540.2 · Holiday	0.00		6,495.36		
6540.3 · Vacation	509.28		2,083.56		
6540.4 · Sick	192.00		3,224.01		
<b>Total 6540 · Payroll</b>	<b>11,015.00</b>	<b>12,500.00</b>	<b>138,669.17</b>	<b>137,500.00</b>	<b>150,000.00</b>
<b>6541 · Materials</b>					
6541.2 · Signage	0.00	100.00	0.00	1,100.00	1,200.00
6541.3 · Appliance	0.00		63.06		
6541.5 · Hardware	23.20	50.00	465.12	550.00	600.00
6541.6 · Rehab	0.00	250.00	3,772.99	2,750.00	3,000.00
6541.7 · Rehab - Recoverable	274.55	0.00	49,615.86	0.00	0.00
6541 · Materials - Other	0.00		17.26		
<b>Total 6541 · Materials</b>	<b>297.75</b>	<b>400.00</b>	<b>53,934.29</b>	<b>4,400.00</b>	<b>4,800.00</b>
<b>6542 · Capital Improvements</b>					
6542.6 · Metal/Prep	0.00	0.00	168,600.60	0.00	0.00
6542.7 · Painting	0.00		32,605.60		
6542.9 · Corridor Utilities	0.00	0.00	0.00	0.00	0.00
6542 · Capital Improvements - ...	0.00		304,195.00		
<b>Total 6542 · Capital Improvements</b>	<b>0.00</b>	<b>0.00</b>	<b>505,401.20</b>	<b>0.00</b>	<b>0.00</b>
<b>6545 · HVAC</b>					
6545.1 · HVAC Replacements	0.00	10,000.00	71,440.91	60,000.00	70,000.00
6545.3 · HVAC Parts	2,810.19	1,000.00	11,195.37	11,000.00	12,000.00
<b>Total 6545 · HVAC</b>	<b>2,810.19</b>	<b>11,000.00</b>	<b>82,636.28</b>	<b>71,000.00</b>	<b>82,000.00</b>

## Consolidated Cooperatives of Scottsdale East, Inc.

12/15/25

## Profit &amp; Loss Budget Performance

Accrual Basis

November 2025

	Nov 25	Budget	Jan - Nov 25	YTD Budget	Annual Bu...
<b>6547 · Swimming Pools</b>					
6547.2 · Chemicals - Pools	285.98	625.00	4,785.96	6,875.00	7,500.00
6547.3 · Parts for Pool	42.48	500.00	7,901.69	5,500.00	6,000.00
6547.4 · Pool Furniture	0.00	0.00	378.10	0.00	0.00
6547.5 · Permits	0.00	320.00	1,130.00	920.00	920.00
<b>Total 6547 · Swimming Pools</b>	<b>328.46</b>	<b>1,445.00</b>	<b>14,195.75</b>	<b>13,295.00</b>	<b>14,420.00</b>
<b>6551 · Small Tools - Repairs</b>	<b>599.59</b>	<b>125.00</b>	<b>1,149.06</b>	<b>1,375.00</b>	<b>1,500.00</b>
6555 · Electrical Supplies	110.65	333.33	346.81	3,666.67	4,000.00
<b>6560 · Painting Costs</b>					
6560.2 · Paint Supplies	0.00	208.33	2,890.17	2,291.67	2,500.00
<b>Total 6560 · Painting Costs</b>	<b>0.00</b>	<b>208.33</b>	<b>2,890.17</b>	<b>2,291.67</b>	<b>2,500.00</b>
<b>6570 · Vehicle</b>					
6571 · Vehicles - Repairs	0.00	100.00	85.00	1,100.00	1,200.00
<b>Total 6570 · Vehicle</b>	<b>0.00</b>	<b>100.00</b>	<b>85.00</b>	<b>1,100.00</b>	<b>1,200.00</b>
<b>6580 · Plumbing</b>					
6581 · Supplies - Plumbing	474.61	1,041.66	10,225.14	11,458.34	12,500.00
6583 · Hot H2O Htrs-Replace	1,693.05	1,000.00	8,445.47	11,000.00	12,000.00
6584 · Toilets - Replacements	0.00	125.00	2,403.31	1,375.00	1,500.00
<b>Total 6580 · Plumbing</b>	<b>2,167.66</b>	<b>2,166.66</b>	<b>21,073.92</b>	<b>23,833.34</b>	<b>26,000.00</b>
6591 · Lock & Keys	0.00	50.00	455.06	550.00	600.00
6592 · Doors & Screens	0.00	150.00	3,009.63	1,650.00	1,800.00
6594 · A/C Filters	0.00	125.00	1,202.76	1,375.00	1,500.00
6599.1 · Misc- Maintenance	0.00	100.00	1,756.56	1,100.00	1,200.00
6599.2 · Equipment Rental	148.21	0.00	2,355.14	0.00	0.00
<b>Total 6500 · Operating &amp; Maintenanc...</b>	<b>31,752.62</b>	<b>36,721.64</b>	<b>942,439.09</b>	<b>351,338.36</b>	<b>387,740.00</b>
<b>6700 · Taxes and Insurance</b>					
6710 · Real Property	0.00	0.00	47,299.70	95,000.00	95,000.00
6711 · Payroll Tax (FICA/MC)	1,617.80	1,683.33	19,670.97	18,516.67	20,200.00
6712 · FUTA/SUTA	11.21	25.00	339.89	275.00	300.00
6719 · Licenses & Permits	0.00	100.00	2,155.18	1,100.00	1,200.00
6720 · Property&Liability- Insurance	38,565.33	21,000.00	249,175.33	231,000.00	252,000.00
6722 · Workers Comp -Insurance	188.58	0.00	1,704.91	2,750.00	2,750.00
6723 · Employee Benefits	3,830.34	3,500.00	42,537.14	38,500.00	42,000.00
6724 · Penalties & Interest Expense	0.00	0.00	0.00	0.00	0.00
6727 · Loan Interest	5,236.99	0.00	59,113.89	0.00	0.00
<b>Total 6700 · Taxes and Insurance</b>	<b>49,450.25</b>	<b>26,308.33</b>	<b>421,997.01</b>	<b>387,141.67</b>	<b>413,450.00</b>
<b>Total Expense</b>	<b>115,468.45</b>	<b>99,849.11</b>	<b>1,766,204.83</b>	<b>1,167,930.89</b>	<b>1,267,660.00</b>
<b>Net Ordinary Income</b>	<b>8,219.62</b>	<b>25,292.54</b>	<b>-355,050.33</b>	<b>227,111.46</b>	<b>252,524.00</b>
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
7200 · Miscellaneous Expense	0.00		1,000.00		
7300 · Loan Costs	0.00	8,817.78	0.00	96,995.58	105,813.36
<b>Total Other Expense</b>	<b>0.00</b>	<b>8,817.78</b>	<b>1,000.00</b>	<b>96,995.58</b>	<b>105,813.36</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>-8,817.78</b>	<b>-1,000.00</b>	<b>-96,995.58</b>	<b>-105,813.36</b>
<b>Net Income</b>	<b>8,219.62</b>	<b>16,474.76</b>	<b>-356,050.33</b>	<b>130,115.88</b>	<b>146,710.64</b>

