



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, May 21st, 2026**, at 6:00 P.M. at the Maintenance Building, 8151 East Garfield Street, Scottsdale, Arizona 85257.
An Executive Session precedes this Open Meeting.

AGENDA

I. PROCEDURES

- A. Call to Order — President Colleen Domigan
- B. Roll Call
- C. Adopt Agenda
- D. Approval of Minutes: April 16th, 2026

II. REPORTS

- A. Manager's Report — General Manager Jayson Hunt
- B. Building Reports
- C. Treasurer's Report — Jennifer Ward
- D. Committee Reports
 - a. Bylaws / Governing Documents — Jenn & Dee
 - b. Activities Committee — Dee
 - i. September 26th, Community Cleanup up and Vendor Event
 - ii. Oktoberfest — October 17th
 - iii. December 12 Yard/Community Sale
 - c. Membership Committee — Dee
 - i. Hunter Myers Occupant Unit number: B11
 - ii. Bruce & Doleana Livolsi Member(s) Unit number B2
 - iii. Timothy J Frain Member Unit number F6
 - d. Landscaping Committee
 - e. Maintenance & Work Order Report — April - Dee

III. OLD BUSINESS

- A. Annual Audit — update (Jennifer Ward)
- B. Reserve Analysis
- C. Mass Mailing — final approval
- D. Building Walkthrough — board member reports by building

IV. NEW BUSINESS

- A. Microphone / Sound System
- B. Meeting Process — Agenda thread / pre-motion system — Dee

V. MEMBERS' FORUM

VI. ADJOURNMENT

By: _____ Date: _____

Dee Suomala, Secretary

Manager's Report

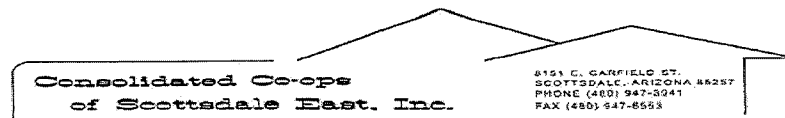
May 21, 2026

The electrical Project is completed in full and finished with only a few mishaps. Over all, the project went a little smoother than expected.

A member in Granite Reef passed away in November last year and the family realized they weren't in a position to handle the matter. The unit began to increase in odor and the city was notified, who in turn, notified us. I had reached out and informed the family of the situation and have subsequently made arrangements for the family to turn the unit over to the Co-op. We have removed all the contents and any hazards and have begun prepping it for sale. The increasingly strong odor from the unit was due to a water leak from the upstairs unit into downstairs and just collecting and fermenting in the tub and on the floor with drywall and trash.

The tree trimming and stump grinding has been scheduled and we are just waiting in line for when they will be out on property. When I signed the proposal, I was explicit about the palms being done late June and they took it as all the trimming. We have corrected the misunderstanding but they won't be able to be out until week after next (first week of June) for the dead tree, limb, and stump removal.

A/C season is here. If you think there is a problem with your air conditioner, call ASAP. Please do not wait until 3:30 to tell the office. We would rather it be nothing at 8am than a serious problem at 4pm. If you haven't changed your filter in a month, change it. We provide them free in the office.



**MINUTES OF THE OPEN MEETING OF THE BOARD OF DIRECTORS OF
CONSOLIDATED COOPERATIVES OF SCOTTSDALE EAST, INC**

held on Wednesday, April 16, 2026, 6:00 p.m. at 8151 East Garfield Street
Scottsdale, Arizona 85257, Maintenance Building.

I. PROCEDURES

- a. **Call to Order** – President Colleen Domigan called the meeting to order at 6:07 p.m.
- b. **Roll Call – Board of Directors:**
Bldg. F (Fontaine Bleu) – Colleen Domigan, President – Bldg. H (Hollyhock) – Trent Schneeberger, Vice President – present Bldg. E (Edgewood) – Jennifer Ward, Treasurer – Bldg. G (Granite Reef) – Dee Suomala, Secretary – present Bldg. B (Buena Ventura) – George Pool, Director – Bldg. D (Desert Star) – Shana Solomon, Director – present Bldg. C (Camelback) – Deborah McPherson, Director – present
Also in Attendance: Jayson Hunt, General Manager
- c. **Agenda.** Jennifer Ward moved to adopt the agenda with an amendment to add Goodwill Donation Container under New Business. Seconded by: Shana Solomon. Passed.
- d. **Minutes from March 26, 2026.** Motion to approve with corrections: February 19, 2026 minutes approval hereby incorporated; Mary McPherson unit number corrected to E12.
Dee Suomala made a motion. Seconded by: Deborah McPherson. Passed.

I. REPORTS

- a. **Manager's Report** – Jayson Hunt reported: Electrical project completing next week; service panel replacements done, one to two weeks of minor cleanup remaining. No members will be without power after next week. Two refrigerators replaced during project. G Pool heater turned off due to severe leak; bypassed for summer. Desert Star pool remains open, maintained at 87° naturally; heater repair deferred to fall. Tree trimming scheduled for following week; scope includes all stumps, dead mulberry at west end, dead branches near basketball court, and additional trees as needed.
- b. **Building Reports:** Buena Ventura, Camelback, Desert Star, Granite Reef, Hollyhock – Nothing to report. Edgewood – Large cactus on west side by E1 identified with bug/disease; already trimmed back and treatment underway. Fontaine Bleu – Pigeons returning; ongoing mitigation efforts continue.
- c. **Treasurer's Report** – Jennifer Ward reported. Total visible balance approximately \$650,000. Encumbered funds: \$104,700 member deposits, \$250,000 emergency reserve, \$50,000 Dept. of Revenue, \$50,000 property taxes, \$40,000 ACs, \$40,000 roofs. Available operating funds: approximately \$105,000. Motion to: (1) change designation of Western Alliance money market account from Capital Reserve Account to Member Deposits Held in Trust (\$104,700 — minimum balance, do not touch); (2) change designation of BMO Harris CD from Member Deposits to Capital Expense Reserve Account; (3) add \$25,685.97 to the emergency reserve account; (4) withdraw BMO Harris 1% CD and transfer to Chase 4% two-month CD. Note: Only the designation of these two accounts is being changed — this must be clearly reflected for the auditors. Jennifer Ward moved to approve the financial reallocations as presented, including the Western Alliance account redesignation and the BMO Harris CD transfer. Seconded by: Deborah McPherson. Passed. Treasurer also reported: audit bids being solicited; first bid received \$24,000 from Beachley Leman; shopping for lower bids. Reserve analysis also identified as needed — last completed 2001. Treasurer to research costs and report back at next meeting.
- d. **Committee Reports:**
 - i. **Bylaws Committee** – Meets first Tuesday monthly, 4:00 p.m., office. Currently revising Article 1 (Membership) into plain language. All materials will be made available online at consolidatedcooperatives.com for members to read at their convenience.
 - ii. **Activities Committee** – Proposed community event calendar presented to encourage member involvement and bring the community together. Vendor fee of \$25 proposed to build a separate event fund outside of cooperative operating funds. Motion to adopt full event calendar. Dee Suomala moved to adopt the community event calendar and establish a separate event fund supported by a \$25 vendor fee. Seconded by: Trent Schneeberger. Passed. All approved events will be posted to the website calendar and advertised to members accordingly.
 - iii. **Landscaping Committee** – Carol Papalos. Work ongoing on west side of Building D; rock ordered. Volunteers meet Saturdays 8:00 a.m.
 - iv. **Membership Committee** – Dee Suomala accepted Membership Committee Chair on 60-day trial basis. Jennifer Ward to consolidate member interview questions and welcome guide into one document.

- v. Jennifer Ward moved to accept two new memberships: Ella Gary, E210; and Shannon M. Frame, unit TBD upon selection. Seconded by: Deborah McPherson. Passed.

I. OLD BUSINESS

- a. **Roof Coating – Bids.** Jayson Hunt reported three bids received with additional bids pending. A preferred contractor was identified using a proprietary bonding product (Sunland Materials). Recommendation is to begin with Building B and evaluate over three months before proceeding. Jayson will continue negotiating. Trent Schneeberger moved to table the matter. Seconded by: Shana Solomon. Passed.
- b. **G114 – Leak Resolution.** Leak into unit below G114 confirmed from the upstairs porch enclosure. Agreed resolution: French doors to be permanently sealed. Written contract to be prepared stating that upon sale of unit, enclosure will be removed and patio restored to original construction. Unit below to be addressed upon completion of seal.

I. NEW BUSINESS

- a. **Monthly Maintenance Report.** Through the initiative and assistance of our office staff, a Monthly Maintenance Report has been developed to provide the board and members with a transparent overview of maintenance activity across the property. For a community built in the 1960s, this report is a resource for identifying patterns and anticipating future needs — not a management tool. Dee Suomala moved to implement the report over a three-month trial period with Dee Suomala and the management team reporting monthly to the board and members. Seconded by: Trent Schneeberger. Passed.
- b. **Member Communication – Mass Distribution.** Dee Suomala presented a motion to conduct a property-wide distribution to connect with all 350 members, update contact information, and introduce the cooperative's communication channels. Members will be encouraged to get involved and stay informed through the website, community calendar, and upcoming events. Recognizing that not everyone communicates the same way, the cooperative will accommodate individual preferences. Step 1: notices placed on door clips for all 350 units. Step 2: five days later, office staff retrieve uncollected notices and follow up by phone. Step 3: post to cooperative website. Items to be collected: updated names, beneficiaries, pets, email, and preferred communication method. Dee Suomala made a motion. Seconded by: Jennifer Ward. Passed.
- c. **Facebook Page – Removal.** Dee Suomala moved to remove the Consolidated Cooperatives Facebook page. Seconded by: Jennifer Ward. Passed.
- d. **Website Blog / News Section.** Discussion held on adding a news section to the cooperative website. Privacy and password-protection concerns were raised regarding public accessibility of certain documents. Dee Suomala moved to table the matter pending further discussion at the next meeting. Seconded by: Jennifer Ward. Passed.
- e. **Goodwill Donation Container.** Discussion held regarding the placement of a donation container on the property. Due to concerns regarding maintenance, security, and the proximity of existing locations, Colleen Domigan moved to deny the request. Seconded by: Dee Suomala. Passed.
- f. **Building Walkthroughs.** Each board member to conduct a walkthrough of assigned building(s) prior to next meeting and submit work orders for any issues identified. Findings to be reported at next meeting.

I. MEMBERS' FORUM

- Lee Tate, D5. D courtyard west end irrigation runs one full hour daily causing flooding of sidewalks. Requested duration be reduced and winter irrigation not be fully shut off due to prior tree damage. Jayson to address immediately.
- Lee Tate, D5. Bulletin board Plexiglas covers fogging near mailboxes; improved air circulation in meeting room suggested.
- Alice, H207. Inquired about plans for H Building fish pond. Suggestion to fill with soil and plant shrubs consistent with other common area landscaping. H residents to be consulted through the upcoming mass distribution.

- I. **ADJOURNMENT.** Jennifer Ward moved to adjourn the meeting at 7:45 p.m. Seconded by: Trent Schneeberger. Passed.

By: _____ Date: _____
Dee Suomala, Secretary

2:55 PM

05/19/26

Accrual Basis

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of April 30, 2026

	Apr 30, 26
ASSETS	
Current Assets	
Checking/Savings	
1120 · Cash	
1122.0 · Chase Checking	167,673.40
Total 1120 · Cash	167,673.40
1300 · Capital Replacement Reserve	
1380 · BMO CD (12/15/26 .0995%)	119,330.47
Total 1300 · Capital Replacement Reserve	119,330.47
1300.1 · Emergency Reserve	
1312 · USBank MM - 2.71%	224,595.35
Total 1300.1 · Emergency Reserve	224,595.35
1300.2 · Member Deposits	
1309.5 · Alliance MM 0.25%	101,087.66
Total 1300.2 · Member Deposits	101,087.66
Total Checking/Savings	612,686.88
Accounts Receivable	
1130 · Member Accounts Receivable	48,978.51
Total Accounts Receivable	48,978.51
Other Current Assets	
1200 · Prepaid Expenses	
1280 · Federal Prepaid Tax	9,500.00
1285 · State Prepaid Tax	5,393.00
1291 · Workmens Comp Deposit - Arizona	942.24
1200 · Prepaid Expenses - Other	2,500.00
Total 1200 · Prepaid Expenses	18,335.24
Total Other Current Assets	18,335.24
Total Current Assets	680,000.63
Fixed Assets	
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 Depr	-5,157,205.51
Total 1400 · FIXED ASSETS	1,418,078.77
Total Fixed Assets	1,418,078.77

2:55 PM

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of April 30, 2026

05/19/26

Accrual Basis

	Apr 30, 26
Other Assets	
1510 · Deposit - Improvements-Bank	27.33
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
Total Other Assets	<u>279,263.87</u>
TOTAL ASSETS	<u><u>2,377,343.27</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2110 · Accounts Payable - Trade	29,417.14
2150 · Real Property Taxes - Accrued	47,299.70
2211 · Prepaid Member Carrying Charges	190,693.80
Total Accounts Payable	<u>267,410.64</u>
Other Current Liabilities	
2090 · Operating Lease obligations, ne	6,878.00
2120 · Wages & Payroll Taxes Payable	9,238.10
2191 · Member Deposits Held in Trust	106,200.00
2213 · Deferred Tax Liability	-177,000.00
Total Other Current Liabilities	<u>-54,683.90</u>
Total Current Liabilities	<u>212,726.74</u>
Long Term Liabilities	
2322 · N/P Western Alliance Bank	868,589.32
Total Long Term Liabilities	<u>868,589.32</u>
Total Liabilities	<u>1,081,316.06</u>
Equity	
3100 · Owner Equity	
3121 · Common Stock - 350 shares	350.00
3131 · Treasury Stock @ Cost 1share	-10,000.00
3241 · Additional Paid-in capital	3,265,787.00
Total 3100 · Owner Equity	<u>3,256,137.00</u>
3240 · Funded Reserve Costs	
3240.1 · Reserve for Replacements	52,376.00
3240.2 · Gen Op Reserve	2,341.00
Total 3240 · Funded Reserve Costs	<u>54,717.00</u>
3243 · General Operating Reserve	266,100.00
3900 · Retained Earnings	-1,981,151.17
Net Income	-299,775.62
Total Equity	<u>1,296,027.21</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,377,343.27</u></u>

Consolidated Cooperatives of Scottsdale East, Inc.

05/21/26

Profit & Loss Budget Performance

Accrual Basis

April 2026

	Apr 26	Budget	Jan - Apr 26	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
5100 · Rent Revenue					
5120 · Member Carrying Charges	124,885.00	125,790.00	500,184.00	503,160.00	1,509,480.00
5170 · Parking Permits	125.00	75.00	18,500.00	18,500.00	18,695.00
5190 · Locker Rental	1,530.00	1,425.00	6,120.00	5,700.00	17,100.00
Total 5100 · Rent Revenue	126,540.00	127,290.00	524,804.00	527,360.00	1,545,275.00
5401 · Interest Income	248.75	1,200.00	1,490.80	4,800.00	14,400.00
5900 · Other Revenue					
5910 · Laundry Income	1,258.19	900.00	3,695.53	3,600.00	10,800.00
5920 · NSF & Late Charges	394.00	1,025.00	2,382.00	4,100.00	12,300.00
5925 · Fines, Fees	0.00	0.00	500.00	0.00	150.00
5930 · Transfer Fees	0.00	600.00	600.00	1,400.00	4,600.00
5940 · Pet Fees	0.00	200.00	0.00	200.00	400.00
5950 · Service Repair Fees	332.00	500.00	2,182.00	2,000.00	6,000.00
5990 · Other Income	0.00	100.00	560.00	400.00	1,200.00
5991 · Recovered Legal Fees	0.00	0.00	0.00	0.00	0.00
5992 · Recovered Rehab	0.00		644.16		
Total 5900 · Other Revenue	1,984.19	3,325.00	10,563.69	11,700.00	35,450.00
Total Income	128,772.94	131,815.00	536,858.49	543,860.00	1,595,125.00
Gross Profit	128,772.94	131,815.00	536,858.49	543,860.00	1,595,125.00
Expense					
6300 · Administrative Expenses					
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	10,067.28	11,000.00	43,651.18	44,000.00	132,000.00
6310.2 · Holiday	200.00	0.00	1,200.00	0.00	0.00
6310.3 · Vacation	0.00	0.00	1,000.00	0.00	0.00
6310.4 · Sick	0.00	0.00	200.00	0.00	0.00
6310.5 · Bonus	0.00	0.00	0.00	0.00	0.00
6310.6 · Contract Labor - Porter	1,000.00	0.00	4,400.00	2,600.00	9,600.00
Total 6310 · Salaries & Wages - Office	11,267.28	11,000.00	50,451.18	46,600.00	141,600.00
6311 · Supplies - Office					
6311.1 · Office Supplies	45.31	100.00	1,006.57	400.00	1,200.00
6311.3 · Postage	0.00	0.00	305.68	300.00	300.00
Total 6311 · Supplies - Office	45.31	100.00	1,312.25	700.00	1,500.00
6312 · Computers Equip/Supplies/S...	0.00	22.00	64.77	88.00	264.00
6313 · Equip Maint Contracts	0.00	215.00	1,013.14	860.00	2,580.00
6341 · Legal	0.00	200.00	3,410.00	800.00	2,400.00
6350 · Audit & Accounting					
6351 · Accounting Services	-975.00	1,200.00	3,525.00	4,800.00	14,400.00
6352 · Annual Audit Costs	0.00	1,250.00	0.00	5,000.00	15,000.00
6353 · Payroll Service Fee	405.52	450.00	2,139.32	1,800.00	5,400.00
Total 6350 · Audit & Accounting	-569.48	2,900.00	5,664.32	11,600.00	34,800.00
6360 · Telephone/Cellular	319.19	310.00	1,285.15	1,240.00	3,720.00
6363 · Internet Contract	439.99	375.00	1,962.46	1,500.00	4,500.00
6390 · Finance Charge	0.00		59.91		
6391 · Bank Charges	0.00	40.00	95.00	160.00	480.00
6392 · Credit Checks	35.95	100.00	510.20	400.00	1,200.00
6397 · Dues/Education	0.00	100.00	0.00	400.00	1,200.00
6399 · Other					
6399.4 · Community Days	0.00	0.00	1,339.15	1,400.00	2,250.00
6399.5 · Misc Admin	0.00	50.00	825.29	200.00	600.00
Total 6399 · Other	0.00	50.00	2,164.44	1,600.00	2,850.00
Total 6300 · Administrative Expenses	11,538.24	15,412.00	67,992.82	65,948.00	197,094.00

Consolidated Cooperatives of Scottsdale East, Inc.

05/21/26

Profit & Loss Budget Performance

Accrual Basis

April 2026

	Apr 26	Budget	Jan - Apr 26	YTD Budget	Annual Bu...
6400 · Utilities Expense					
6450 · Electric	2,846.12	3,000.00	10,550.04	12,000.00	36,000.00
6451 · Water	10,306.33	8,000.00	30,769.15	32,000.00	96,000.00
6452 · Gas	895.41	1,700.00	7,540.64	6,800.00	20,400.00
6453 · Sewer	3,520.65	3,500.00	14,082.60	14,000.00	42,000.00
6454 · Trash	4,757.83	4,100.00	22,686.32	16,400.00	49,200.00
6455 · Envir/Taxes & Fees	951.58	750.00	2,958.97	3,000.00	9,000.00
Total 6400 · Utilities Expense	23,277.92	21,050.00	88,587.72	84,200.00	252,600.00
6500 · Operating & Maintenance Expense					
6501 · Sales Tax Maintenance Items	0.00	0.00	366.09	0.00	0.00
6502 · Building Maint/Improvements	0.00	500.00	2,202.11	2,000.00	6,000.00
6503 · Temp Labor - Maintenance	1,905.75	0.00	4,897.53	0.00	0.00
6511 · Janitorial Supplies	172.76	175.00	490.30	700.00	2,100.00
6519 · Exterminating Contract	199.00	250.00	991.00	1,000.00	3,000.00
6536 · Plants&Supplies - Grounds	35.63	200.00	266.46	800.00	2,400.00
6537 · Contracts - Grounds	0.00	4,800.00	14,400.00	19,200.00	57,600.00
6538 · Sprinkler System - Grounds	0.00	100.00	1,729.54	400.00	1,200.00
6539 · Trees - Grounds	0.00	1,000.00	0.00	4,000.00	12,000.00
6540 · Payroll					
6540.1 · Wages	13,429.94	12,000.00	54,172.97	48,000.00	144,000.00
6540.2 · Holiday	696.64	0.00	3,279.84	0.00	0.00
6540.3 · Vacation	254.64	0.00	254.64	0.00	0.00
6540.4 · Sick	0.00	0.00	701.28	0.00	0.00
6540.5 · Bonus	0.00	0.00	0.00	0.00	0.00
Total 6540 · Payroll	14,381.22	12,000.00	58,408.73	48,000.00	144,000.00
6541 · Materials					
6541.3 · Appliance	0.00	0.00	0.00	0.00	0.00
6541.5 · Hardware	0.00	25.00	406.42	100.00	300.00
6541.6 · Rehab	0.00	100.00	0.00	400.00	1,200.00
6541.7 · Rehab - Recoverable	0.00	0.00	1,163.96	0.00	0.00
6541 · Materials - Other	0.00	0.00	0.00	0.00	0.00
Total 6541 · Materials	0.00	125.00	1,570.38	500.00	1,500.00
6542 · Capital Improvements					
6542.2 · Parking Lot - Major Contr...	7,561.23		15,122.46		
6542.6 · Metal/Prep	0.00	0.00	0.00	0.00	0.00
6542.7 · Painting	0.00	0.00	0.00	0.00	0.00
6542.9 · Corridor Utilities	124,510.10	0.00	398,284.85	0.00	0.00
6542 · Capital Improvements - Ot...	0.00	0.00	0.00	0.00	0.00
Total 6542 · Capital Improvements	132,071.33	0.00	413,407.31	0.00	0.00
6545 · HVAC					
6545.1 · HVAC Replacements	0.00	6,666.00	0.00	26,664.00	80,000.00
6545.3 · HVAC Parts	80.11	1,000.00	3,188.73	4,000.00	12,000.00
Total 6545 · HVAC	80.11	7,666.00	3,188.73	30,664.00	92,000.00
6547 · Swimming Pools					
6547.2 · Chemicals - Pools	354.20	500.00	1,304.52	2,000.00	6,000.00
6547.3 · Parts for Pool	1,211.22	500.00	1,691.92	2,000.00	6,000.00
6547.4 · Pool Furniture	0.00	400.00	0.00	1,600.00	4,800.00
6547.5 · Permits	270.00	100.00	270.00	400.00	1,200.00
Total 6547 · Swimming Pools	1,835.42	1,500.00	3,266.44	6,000.00	18,000.00
6551 · Small Tools - Repairs	0.00	100.00	20.50	400.00	1,200.00
6555 · Electrical Supplies	0.00	100.00	1,512.29	400.00	1,200.00
6560 · Painting Costs					
6560.2 · Paint Supplies	0.00	200.00	290.63	800.00	2,400.00
Total 6560 · Painting Costs	0.00	200.00	290.63	800.00	2,400.00

Consolidated Cooperatives of Scottsdale East, Inc.

05/21/26

Profit & Loss Budget Performance

Accrual Basis

April 2026

	Apr 26	Budget	Jan - Apr 26	YTD Budget	Annual Bu...
6570 · Vehicle					
6571 · Vehicles - Repairs	0.00	25.00	0.00	100.00	300.00
Total 6570 · Vehicle	0.00	25.00	0.00	100.00	300.00
6580 · Plumbing					
6581 · Supplies - Plumbing	0.00	1,000.00	4,115.49	4,000.00	12,000.00
6583 · Hot H2O Htrs-Replace	0.00	800.00	4,599.48	3,200.00	9,600.00
6584 · Toilets - Replacements	0.00	200.00	0.00	800.00	2,400.00
Total 6580 · Plumbing	0.00	2,000.00	8,714.97	8,000.00	24,000.00
6591 · Lock & Keys	0.00	40.00	180.35	160.00	480.00
6592 · Doors & Screens	0.00	200.00	0.00	800.00	2,400.00
6594 · A/C Filters	0.00	100.00	471.29	400.00	1,200.00
6599.1 · Misc- Maintenance	0.00	125.00	83.46	500.00	1,500.00
6599.2 · Equipment Rental	0.00	0.00	0.00	0.00	0.00
Total 6500 · Operating & Maintenance ...	150,681.22	31,206.00	516,458.11	124,824.00	374,480.00
6700 · Taxes and Insurance					
6710 · Real Property	46,771.57	49,000.00	46,771.57	49,000.00	98,000.00
6711 · Payroll Tax (FICA/MC)	1,885.62	1,800.00	7,991.19	7,200.00	21,600.00
6712 · FUTA/SUTA	13.48	40.00	355.38	160.00	480.00
6719 · Licenses & Permits	12.00	10.00	12.00	10.00	2,155.00
6720 · Property&Liability- Insurance	17,837.00	17,500.00	71,348.00	70,000.00	210,000.00
6722 · Workers Comp -Insurance	188.58	180.00	754.32	720.00	2,160.00
6723 · Employee Benefits	4,066.04	3,900.00	16,592.65	15,600.00	46,800.00
6727 · Loan Interest	4,988.36	5,200.00	19,770.35	20,800.00	62,400.00
Total 6700 · Taxes and Insurance	75,762.65	77,630.00	163,595.46	163,490.00	443,595.00
Total Expense	261,260.03	145,298.00	836,634.11	438,462.00	1,267,769.00
Net Ordinary Income	-132,487.09	-13,483.00	-299,775.62	105,398.00	327,356.00
Other Income/Expense					
Other Income					
9030 · Other Income	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00
Other Expense					
7200 · Miscellaneous Expense	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00
Net Income	-132,487.09	-13,483.00	-299,775.62	105,398.00	327,356.00