

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

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

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 June 18, 2026**, 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 Colleen Domigan
 - b. Roll Call
 - c. Adopt Agenda
 - d. Approval of Minutes from May 21, 2026.
- II. REPORTS**
 - a. Manager's Report
 - b. Building Reports – Board members report issues, if any, in their respective buildings.
 - c. Treasurer's Report –
 - d. Committee Reports:
 - i. Bylaws Committee – Jennifer Ward & Dee Suomala
 - ii. Activities Committee – Jennifer Ward & Dee Suomala
 - iii. Membership Committee - Dee Suomala
 - iv. Landscaping Committee – Carol Papalas
 - v. Maintenance & Work Order Report
- III. OLD BUSINESS**
 - a. 2024/2025 Annual Audit Contract Follow-up
 - b. Roof project update
 - c. Sound system procurement
 - d. Member's Forum follow- ups
- IV. NEW BUSINESS**
 - a. Shared document agenda process
 - b. G pool fence repairs
 - c. H Pond discussion
- V. MEMBERS' FORUM**
- VI. ADJOURNMENT**

By: _____
Dee Suomala, Secretary

Date: 6/15/2026

Manager's Report, A/C edition

June 18, 2026

A/C Reminder: It is much easier for your air conditioner to keep your apartment cool than it is to bring the temperature down. SRP, APS, and every other electricity provider in the southwest preaches this fact. Your living quarters stay cool because everything in you home is cool, not just the air but walls, floors, cabinets, beds, all furniture. If you let your unit warm up to 87 degrees during the day and try to bring it down in the afternoon when you come home you are cooling down everything in the unit during the hottest time of the day.

The Cooperative has dealt with power surges, outages, and just electrical issues in general for decades. The issues improved quite a bit a few years ago when the lines were upgraded but still occur and will always occur. And with the major increase in population just in the vicinity of the Co-op, I predict the problems will increase.

Some air conditioners, when running during a power surge, will go into an internal protection mode that it doesn't like to come out of. If you cut the power to the unit for about 30 minutes and turn it back on, it should work, *IF* it was in IP. The Co-op had a power glitch Tuesday that put about twenty units into IP.

REMINDER: Please, ***PLEASE, call it in if you think you're A/C is not working properly.*** I have several calls this week where the member is telling us it hasn't been working right since morning or ***yesterday*** and they're calling the office at 4:15 after maintenance has left.



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

held on Wednesday, May 21st, 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 6:06 P.M.
- b. Roll Call** – Board of Directors: Bldg. F (Fontaine Bleu) — Colleen Domigan, President | Bldg. G (Granite Reef) — Dee Suomala, Secretary | Bldg. B (Buena Ventura) — George Pool, Director | Bldg. D (Desert Star) — Shana Solomon, Director | Bldg. C (Camelback) — Deborah McPherson, Director **Absent:** Bldg. H (Hollyhock) — Trent Schneeberger, Vice President; Bldg. E (Edgewood) — Jennifer Ward, Treasurer **Also in Attendance:** Jayson Hunt, General Manager
- c. Agenda.** Dee made a motion to amend the agenda to add new membership applicants: Hunter Myers, Occupant, Unit B11; Bruce & Doleana Livolsi, Members, Unit B2; and Timothy J. Frain, Member, Unit F6. Seconded by: Deb. Passed.
- d. Approval of Minutes** – April 16th, 2026. Dee Suomala made a motion to approve the minutes from April 16th, 2026. Seconded by: Colleen. Passed.

II. REPORTS

- a. Manager's Report** – Jayson Hunt reported: Electrical project complete, fully paid; fewer issues than anticipated. Unit G117 — deceased member's unit remediated; contents removed, hazards cleared, unit prepped for sale, expected within weeks. Tree trimming and stump grinding scheduled; includes dead pine at G01/G201 east end, dead trees near basketball court at Building B, and dead limbs throughout property. Air conditioning season underway; residents urged to report issues immediately and change filters monthly March through September. Filters available at no charge in the office.
- b. Building Reports:** Buena Ventura — irrigation concerns noted. Camelback — resident concerns regarding wall cracks from settling; interior unit cracks are member responsibility unless severe, submit work order. Security screens available at \$125, call in as work order, available in stock. Desert Star — nothing to report. Edgewood — absent. Fontaine Bleu — pool gate and fence being addressed. Granite Reef — matters already being addressed; nothing further to report. Hollyhock — absent; pond maintenance ongoing, being worked in house.
- c. Treasurer's Report** – Presented by Secretary Dee Suomala on behalf of Treasurer Jennifer Ward. Dee presented the long-term budget and capital improvements projections to the board and members in attendance, outlining anticipated needs through 2030 including roofing, parking lots, catwalks, pool resurfacing, and painting. Treasurer Jennifer Ward submitted a written motion prior to the meeting to reduce the monthly loan payment from \$13,817 to \$9,000 effective July 1, 2026, with the intent to redirect the difference toward capital improvements.
The motion was presented by Dee on her behalf. Dee presented financial projections and the long-term cost implications of reducing the monthly payment to the board and members in attendance.
General Manager Jayson Hunt provided context, noting that the accelerated loan payments have been beneficial and that recent capital expenditures — including electrical panel upgrades and catwalk railings — were largely outside the board's control and temporarily impacted reserves.
He further noted that property taxes were recently paid, and that within a few months the financial position would stabilize. He recommended holding the current payment structure until clearer budget data is available.
Discussion was held. Following discussion, Dee made a motion to table the matter until September to allow for additional financial data and a clearer picture of capital needs. Seconded by: Deb to table. Passed.

d. Committee Reports:

i. **Bylaws Committee** – Dee Suomala reported that the Bylaws Committee meets the second Tuesday of each month at 4:00 p.m. Rewrites are complete and pending final review, with assistance from Shana Solomon. All materials will be made available online at consolidatedcooperatives.com for member education once finalized. Please note that all documents are rough drafts and subject to change pending legal review.

ii. **Activities Committee** – Dee Suomala reported that all activities are posted on the website calendar at consolidatedcooperatives.com. Upcoming events include the September 26th Community Cleanup and Vendor Event, Oktoberfest on October 17th, and the December 12th Yard and Community Sale.

Summer indoor events have been suspended due to the heat. Members are encouraged to check the website calendar regularly for updates.

iii. **Landscaping Committee** – Carol Papalos reported that the Landscaping Committee continues its work with volunteers meeting Saturday mornings at 8:00 a.m.

Outdoor activity will be limited through the summer months due to the heat with plans to resume in October. Carol Papalos contacted the City of Scottsdale regarding CBDG grant funding for landscaping improvements; no funds are currently available. A historical preservation grant is being explored given the age of the cooperative. Carol Papalos will pre-apply and will request board support as the process moves forward. George Pool was noted as a valuable resource for the property's historical background.

iv. **Membership Committee** – Dee Suomala reported on three new membership applications.

Dee made a motion to approve Hunter Myers as Occupant, Unit B11; Bruce & Doleana Livolsi as Members, Unit B2; and Timothy J. Frain as Member, Unit F6. Seconded by: Deb. Passed. New members were welcomed to the community.

v. **Maintenance & Work Order Report.** Tabled due to time constraints.

III. OLD BUSINESS

a. **Annual Audit.** Dee Suomala presented three bids for the Full Financial Audit for years 2023 and 2024. Dee Suomala made a motion to approve Hitchens Accounting at \$17,500 with the condition that the amount covers both years 2023 and 2024. If the bid is for one year only, the matter is to be brought back to the board. Seconded by: George Pool. Passed.

b. **Reserve Analysis.** Dee Suomala presented three bids for a Financial Reserve Analysis, noting the analysis has not been completed in over 20 years. Dee made a motion to approve Capital Reserve Analyst for Financial reserve analysis at \$5,000. Seconded by: Shana Solomon. Passed.

c. **Roofing.** The board agreed by consensus to address roofing bids as a late addition to the agenda, continuing a matter carried from prior meetings. Jayson Hunt presented bids for roof coating on Buildings B, F, and G. Discussion was held. Dee made a motion to approve American Roofing for just under \$50,000 including a 10-year warranty. Seconded by: Debbie. Passed.

d. **Mass Mailing — Final Approval.** Dee made a motion to approve the mass mailing for distribution. Seconded by: Shana. Passed.

e. **Building Walkthrough.** Tabled to next meeting.

IV. NEW BUSINESS

a. **Microphone / Sound System.** Dee made a motion to approve a budget cap of \$1,500 for new microphones and sound system upgrades, with Jayson Hunt authorized to procure within that amount. Seconded by: George. Passed.

b. **Meeting Process.** The board agreed to continue the pre-meeting agenda process utilizing a shared Google Document. The board received the process positively and looks forward to continued improvements in meeting efficiency.

V. MEMBERS' FORUM

Chris Napoli - B203 presented a written list of concerns to the board. Outstanding items included the painting timeline for the new railings, bike rack removal on the east side of Building B, rotten wood replacement on the pool houses, rusting at the railing joints, and the anticipated delivery of rock and seeding of bare spots throughout the complex. The board acknowledged the submission.

VI. ADJOURNMENT

George made a motion to adjourn the meeting at 7:11 p.m. Seconded by: Shana. Passed.

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of May 31, 2026

06/18/26

Accrual Basis

	<u>May 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1120 · Cash	
1122.0 · Chase Checking	69,445.94
Total 1120 · Cash	69,445.94
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%	224,721.52
Total 1300.1 · Emergency Reserve	224,721.52
1300.2 · Member Deposits	
1309.5 · Alliance MM 0.25%	104,814.58
Total 1300.2 · Member Deposits	104,814.58
Total Checking/Savings	518,312.51
Accounts Receivable	
1130 · Member Accounts Receivable	58,176.23
Total Accounts Receivable	58,176.23
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	753.66
1200 · Prepaid Expenses - Other	2,500.00
Total 1200 · Prepaid Expenses	18,146.66
Total Other Current Assets	18,146.66
Total Current Assets	594,635.40
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
Other Assets	
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	279,236.54
TOTAL ASSETS	<u><u>2,291,950.71</u></u>

9:38 AM

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of May 31, 2026

06/18/26

Accrual Basis

	May 31, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2110 · Accounts Payable - Trade	47,098.28
2150 · Real Property Taxes - Accrued	47,299.70
2211 · Prepaid Member Carrying Charges	159,088.53
Total Accounts Payable	253,486.51
Other Current Liabilities	
2119 · Due to Vendors	1,000.00
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	-53,683.90
Total Current Liabilities	199,802.61
Long Term Liabilities	
2322 · N/P Western Alliance Bank	859,548.79
Total Long Term Liabilities	859,548.79
Total Liabilities	1,059,351.40
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	3,256,137.00
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	54,717.00
3243 · General Operating Reserve	266,100.00
3900 · Retained Earnings	-1,981,151.17
Net Income	-363,203.52
Total Equity	1,232,599.31
TOTAL LIABILITIES & EQUITY	2,291,950.71

Consolidated Cooperatives of Scottsdale East, Inc.

06/18/26

Profit & Loss Budget Performance

Accrual Basis

May 2026

	May 26	Budget	Jan - May 26	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
5100 · Rent Revenue					
5120 · Member Carrying Charges	125,886.00	125,790.00	626,967.00	628,950.00	1,509,480.00
5170 · Parking Permits	0.00	25.00	18,500.00	18,525.00	18,695.00
5190 · Locker Rental	1,590.00	1,425.00	7,710.00	7,125.00	17,100.00
Total 5100 · Rent Revenue	127,476.00	127,240.00	653,177.00	654,600.00	1,545,275.00
5401 · Interest Income	213.42	1,200.00	1,704.22	6,000.00	14,400.00
5900 · Other Revenue					
5910 · Laundry Income	495.98	900.00	4,191.51	4,500.00	10,800.00
5920 · NSF & Late Charges	514.00	1,025.00	2,896.00	5,125.00	12,300.00
5925 · Fines, Fees	0.00	0.00	500.00	0.00	150.00
5930 · Transfer Fees	0.00	200.00	600.00	1,600.00	4,600.00
5940 · Pet Fees	0.00	0.00	0.00	200.00	400.00
5950 · Service Repair Fees	179.00	500.00	2,361.00	2,500.00	6,000.00
5990 · Other Income	280.00	100.00	840.00	500.00	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	1,468.98	2,725.00	12,032.67	14,425.00	35,450.00
Total Income	129,158.40	131,165.00	666,913.89	675,025.00	1,595,125.00
Gross Profit	129,158.40	131,165.00	666,913.89	675,025.00	1,595,125.00
Expense					
6300 · Administrative Expenses					
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	10,151.65	11,000.00	53,802.83	55,000.00	132,000.00
6310.2 · Holiday	0.00	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	800.00	1,800.00	5,200.00	4,400.00	9,600.00
Total 6310 · Salaries & Wages - Office	10,951.65	12,800.00	61,402.83	59,400.00	141,600.00
6311 · Supplies - Office					
6311.1 · Office Supplies	781.76	100.00	1,788.33	500.00	1,200.00
6311.3 · Postage	0.00	0.00	305.68	300.00	300.00
Total 6311 · Supplies - Office	781.76	100.00	2,094.01	800.00	1,500.00
6312 · Computers Equip/Supplies/Sof...	0.00	22.00	64.77	110.00	264.00
6313 · Equip Maint Contracts	495.03	215.00	1,508.17	1,075.00	2,580.00
6341 · Legal	330.00	200.00	3,740.00	1,000.00	2,400.00
6350 · Audit & Accounting					
6351 · Accounting Services	1,000.00	1,200.00	4,525.00	6,000.00	14,400.00
6352 · Annual Audit Costs	0.00	1,250.00	0.00	6,250.00	15,000.00
6353 · Payroll Service Fee	405.52	450.00	2,544.84	2,250.00	5,400.00
Total 6350 · Audit & Accounting	1,405.52	2,900.00	7,069.84	14,500.00	34,800.00
6360 · Telephone/Cellular	955.83	310.00	2,240.98	1,550.00	3,720.00
6363 · Internet Contract	269.99	375.00	2,232.45	1,875.00	4,500.00
6390 · Finance Charge	0.00		59.91		
6391 · Bank Charges	0.00	40.00	95.00	200.00	480.00
6392 · Credit Checks	107.85	100.00	618.05	500.00	1,200.00
6397 · Dues/Education	0.00	100.00	0.00	500.00	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	250.00	600.00
Total 6399 · Other	0.00	50.00	2,164.44	1,650.00	2,850.00
Total 6300 · Administrative Expenses	15,297.63	17,212.00	83,290.45	83,160.00	197,094.00

Consolidated Cooperatives of Scottsdale East, Inc.
Profit & Loss Budget Performance
May 2026

	<u>May 26</u>	<u>Budget</u>	<u>Jan - May 26</u>	<u>YTD Budget</u>	<u>Annual Bu...</u>
6400 · Utilities Expense					
6450 · Electric	2,982.14	3,000.00	13,532.18	15,000.00	36,000.00
6451 · Water	10,010.46	8,000.00	40,779.61	40,000.00	96,000.00
6452 · Gas	664.54	1,700.00	8,205.18	8,500.00	20,400.00
6453 · Sewer	3,520.65	3,500.00	17,603.25	17,500.00	42,000.00
6454 · Trash	4,855.11	4,100.00	27,541.43	20,500.00	49,200.00
6455 · Envir/Taxes & Fees	923.94	750.00	3,882.91	3,750.00	9,000.00
Total 6400 · Utilities Expense	22,956.84	21,050.00	111,544.56	105,250.00	252,600.00
6500 · Operating & Maintenance Expense					
6501 · Sales Tax Maintenance Items	177.95	0.00	744.74	0.00	0.00
6502 · Building Maint/Improvements	-0.18	500.00	3,560.78	2,500.00	6,000.00
6503 · Temp Labor - Maintenance	7,828.59	0.00	12,726.12	0.00	0.00
6511 · Janitorial Supplies	468.51	175.00	1,007.76	875.00	2,100.00
6519 · Exterminating Contract	195.00	250.00	1,186.00	1,250.00	3,000.00
6536 · Plants&Supplies - Grounds	0.00	200.00	266.46	1,000.00	2,400.00
6537 · Contracts - Grounds	0.00	4,800.00	19,200.00	24,000.00	57,600.00
6538 · Sprinkler System - Grounds	102.32	100.00	1,831.86	500.00	1,200.00
6539 · Trees - Grounds	0.00	1,000.00	0.00	5,000.00	12,000.00
6540 · Payroll					
6540.1 · Wages	13,281.77	12,000.00	67,454.74	60,000.00	144,000.00
6540.2 · Holiday	0.00	0.00	3,279.84	0.00	0.00
6540.3 · Vacation	286.47	0.00	541.11	0.00	0.00
6540.4 · Sick	504.00	0.00	1,205.28	0.00	0.00
6540.5 · Bonus	0.00	0.00	0.00	0.00	0.00
Total 6540 · Payroll	14,072.24	12,000.00	72,480.97	60,000.00	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	125.00	300.00
6541.6 · Rehab	0.00	100.00	0.00	500.00	1,200.00
6541.7 · Rehab - Recoverable	1,950.54	0.00	3,114.50	0.00	0.00
6541 · Materials - Other	0.00	0.00	0.00	0.00	0.00
Total 6541 · Materials	1,950.54	125.00	3,520.92	625.00	1,500.00
6542 · Capital Improvements					
6542.1 · Repairs - Contracted	58,006.40		58,006.40		
6542.2 · Parking Lot - Major Contract	0.00		15,122.46		
6542.4 · Roof Repair	24,288.00		24,288.00		
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	0.00	0.00	398,284.85	0.00	0.00
6542 · Capital Improvements - Other	0.00	0.00	0.00	0.00	0.00
Total 6542 · Capital Improvements	82,294.40	0.00	495,701.71	0.00	0.00
6545 · HVAC					
6545.1 · HVAC Replacements	0.00	6,674.00	0.00	33,338.00	80,000.00
6545.3 · HVAC Parts	1,653.22	1,000.00	5,043.94	5,000.00	12,000.00
Total 6545 · HVAC	1,653.22	7,674.00	5,043.94	38,338.00	92,000.00
6547 · Swimming Pools					
6547.2 · Chemicals - Pools	1,301.08	500.00	2,605.60	2,500.00	6,000.00
6547.3 · Parts for Pool	1,525.06	500.00	3,216.98	2,500.00	6,000.00
6547.4 · Pool Furniture	0.00	400.00	0.00	2,000.00	4,800.00
6547.5 · Permits	0.00	100.00	270.00	500.00	1,200.00
Total 6547 · Swimming Pools	2,826.14	1,500.00	6,092.58	7,500.00	18,000.00
6551 · Small Tools - Repairs	86.06	100.00	160.58	500.00	1,200.00
6555 · Electrical Supplies	238.88	100.00	2,990.01	500.00	1,200.00

Consolidated Cooperatives of Scottsdale East, Inc.

06/18/26

Profit & Loss Budget Performance

Accrual Basis

May 2026

	May 26	Budget	Jan - May 26	YTD Budget	Annual Bu...
6560 · Painting Costs					
6560.2 · Paint Supplies	245.02	200.00	535.65	1,000.00	2,400.00
Total 6560 · Painting Costs	245.02	200.00	535.65	1,000.00	2,400.00
6570 · Vehicle					
6571 · Vehicles - Repairs	0.00	25.00	0.00	125.00	300.00
Total 6570 · Vehicle	0.00	25.00	0.00	125.00	300.00
6580 · Plumbing					
6581 · Supplies - Plumbing	3,450.31	1,000.00	8,955.38	5,000.00	12,000.00
6583 · Hot H2O Htrs-Replace	1,617.30	800.00	6,216.78	4,000.00	9,600.00
6584 · Toilets - Replacements	0.00	200.00	0.00	1,000.00	2,400.00
Total 6580 · Plumbing	5,067.61	2,000.00	15,172.16	10,000.00	24,000.00
6591 · Lock & Keys	0.00	40.00	180.35	200.00	480.00
6592 · Doors & Screens	0.00	200.00	0.00	1,000.00	2,400.00
6594 · A/C Filters	0.00	100.00	471.29	500.00	1,200.00
6599.1 · Misc- Maintenance	0.00	125.00	83.46	625.00	1,500.00
6599.2 · Equipment Rental	0.00	0.00	0.00	0.00	0.00
Total 6500 · Operating & Maintenance Ex...	117,206.30	31,214.00	642,957.34	156,038.00	374,480.00
6700 · Taxes and Insurance					
6710 · Real Property	0.00	0.00	46,771.57	49,000.00	98,000.00
6711 · Payroll Tax (FICA/MC)	1,853.13	1,800.00	9,844.32	9,000.00	21,600.00
6712 · FUTA/SUTA	6.63	40.00	362.01	200.00	480.00
6719 · Licenses & Permits	0.00	0.00	12.00	10.00	2,155.00
6720 · Property&Liability- Insurance	17,837.00	17,500.00	89,185.00	87,500.00	210,000.00
6722 · Workers Comp -Insurance	188.58	180.00	942.90	900.00	2,160.00
6723 · Employee Benefits	4,067.01	3,900.00	20,659.66	19,500.00	46,800.00
6727 · Loan Interest	4,777.25	5,200.00	24,547.60	26,000.00	62,400.00
Total 6700 · Taxes and Insurance	28,729.60	28,620.00	192,325.06	192,110.00	443,595.00
Total Expense	184,190.37	98,096.00	1,030,117.41	536,558.00	1,267,769.00
Net Ordinary Income	-55,031.97	33,069.00	-363,203.52	138,467.00	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	-55,031.97	33,069.00	-363,203.52	138,467.00	327,356.00

