

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

8151 E. GARFIELD ST.
SCOTTSDALE, ARIZONA 85257
PHONE (480) 947-3941
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**AGENDA OF OPEN MEETING OF THE BOARD OF DIRECTORS OF
CONSOLIDATED COOPERATIVES OF SCOTTSDALE EAST, INC**

NOTICE IS HEREBY GIVEN that an Open Meeting of the Board of Directors of Consolidated Cooperatives of
Scottsdale Eat, Inc. will be held on
September 17th, 2026 | 6:00 P.M. | Maintenance Bldg | 8151 E. Garfield Street, Scottsdale, AZ 85257

An executive meeting preceded this open meeting.

I. PROCEDURES

- a. Call to Order
- b. Roll Call
- c. Adopt Agenda
- d. Approval of Minutes
 - June 18th, 2026 - Regular Board Meeting
 - August 4th, 2026 - Regular Board Meeting
 - August 17th - Regular Board Meeting (Zoom)

II. REPORTS

- a. Managers Report
- b. Building Reports - Board members report issues, if any, in their respective buildings
- c. Treasurer's Report - Jennifer Ward
- d. Committee Reports
 - i. Bylaws Committee - Jennifer Ward
 - ii. Activities Committee - Dee Suomala
 - iii. Membership Committee - Dee Suomala
 - New Member Application: Kenneth Offricht, Unit G216
 - New Member Application: Douglas , Unit C108
 - Transfer of Member from D209 to D009: Jacque Wheeler
 - iv. Budget Committee - Jennifer Ward
 - v. Landscape Committee
- e. Maintenance & Work Order Report

III. OLD BUSINESS

- a. Laundry room service contract—rate discussion—tabled from June 2026
- b. Chase CD / Bank Account Status Update
- c. Reserve Analysis—Capital Reserve Analyst Update

IV. NEW BUSINESS

- a. New Membership Process
- b. Administrative technology update

V. MEMBERS' FORUM

VI. ADJOURNMENT

By: _____ Date: _____
Dee Suomala

Manager's Report

September 17, 2026

All of the new sound equipment to run the open meetings on Zoom has been purchased. The new sound system will be used to run the open and annual meetings in addition to being the Karaoke system for the annual meeting and other events such as Oktoberfest and any other future events. The complete system cost about \$100 more than it cost for one paid event by a karaoke company. Although there may be a few issues with this first trial run the system is very user friendly and easy to operate.

The first week of October the Granite Reef pool will be closed a day or two while we get the heater ready for the winter and the following week the Desert Star pool will close for a day or two to get that heater ready.

Reminder we will be having Oktoberfest next month and if you would like to help set up or clean up, please sign up in the office. We are also going to need someone to run the karaoke during the Co-op events. The first one being the Oktoberfest. If you would be interested in taking on this endeavor, please contact the office. This would preferably be someone who is a little tech savvy and familiar with operating apps on the internet either via phone or laptop.

We will replace a few trees this fall. Primarily in a couple bare areas where we have recently lost trees starting with ones we've lost on the west sides of buildings and one or two in areas by the pools.



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MINUTES OF THE BOARD OF DIRECTORS MEETING MINUTES

An Open Meeting of the Board of Directors of CCSEI was held on Thursday, June 18, 2026 | 6:00 P.M.
at 8151 East Garfield Street, Scottsdale, Arizona, 85257 in the Maintenance Building.

I. PROCEDURES

a. Call to Order. President Colleen Domigan called the open meeting to order at 6:06 P.M.

b. Roll Call.

Present: Colleen Domigan, President (Bldg. F — Fontaine Bleu); Trent Schneeberger, Vice President (Bldg. H — Hollyhock); Jennifer Ward, Treasurer (Bldg. E — Edgewood); Dee Suomala, Secretary (Bldg. G — Granite Reef); George Pool, Director (Bldg. B — Buena Ventura); Shana Solomon, Director (Bldg. D — Desert Star); Deborah McPherson, Director (Bldg. C — Camelback)

Also in Attendance: Jayson Hunt, General Manager

c. Agenda. **Jennifer Ward** made a motion to amend the agenda to add New Business Item D, Laundry Room Service Contract — Rate Discussion. Seconded by: Trent Schneeberger. Passed (Trent Schneeberger abstaining). Dee Suomala made a motion to approve the amended agenda. Seconded by: George Pool. Dee Suomala Abstained Motion Passed.

d. Approval of Minutes — May 21, 2026. Jennifer Ward made a motion to approve the minutes from May 21, 2026 as written. Seconded by: Trent Schneeberger. Passed.

II. REPORTS

a. Manager's Report. Jayson Hunt gave a seasonal reminder on air conditioning efficiency: it is more cost-effective to maintain a consistent indoor temperature than to let units warm up during the day and cool back down later, since walls, floors, and furnishings retain heat. He noted newer, more efficient air conditioners recover temperature more slowly than older units. A power surge on Tuesday knocked out a number of air conditioners; residents experiencing this were advised to power down the unit for 15–30 minutes and restart it. Members are asked to call in AC issues promptly rather than waiting, to allow same-day service. Tree trimming is underway; roughly one-tenth of needed work is complete, with more trimming planned before additional trees are added. The G-Building pool gate temporary repair is in place to allow pool access over the holiday weekend; permanent pickets are being painted and will be installed soon — the current gate is not the final repair.

b. Building Reports.

Buena Ventura (G. Pool): Sprinklers in need of repair are now working. Requested the co-op acquire a wood chipper capable of handling at least 2-inch branches to prevent dumpsters from filling with branch debris.

Camelback (D. McPherson): Nothing to report. **Desert Star (S. Solomon):** Nothing to report. **Edgewood (J. Ward):** Nothing to report at this time.

Fontaine Bleu (C. Domigan): Pool and gate issues previously reported have been addressed. **Granite Reef (D. Suomala):** Nothing to report; matters being addressed.

Hollyhock (T. Schneeberger): Nothing to report.

c. Treasurer's Report. Delivered by Treasurer Jennifer Ward.

Operating account balance as of June 16: \$72,503.81.

U.S. Bank Emergency Reserve account: at least \$250,000, plus accrued interest. Jennifer Ward requested board authorization to be added as a signer on the account in order to access balances at the bank. Dee Suomala made a motion to add Jennifer Ward to the U.S. Bank account, with any prior authorized signers removed as needed to complete the change. Seconded by: Shana Soloman. Passed.

BMO account: a 1% CD currently holding \$119,330.97, automatically rolled over. An early-withdrawal penalty (approximately \$585) makes moving the funds before the rollover penalty period ends in November not cost-effective; the board previously researched this and confirmed the penalty would exceed the interest gained from moving it. Funds may be moved to a higher-rate account starting December. Dee Suomala made a motion to add Jennifer Ward to the BMO account, with any prior authorized signers removed as needed. Seconded by: Trent Schneeberger. Passed.

Western Alliance account (membership fees, not to be drawn on): \$104,814.58, reflecting accrued interest.

Western Alliance property loan balance as of June 15: \$859,548.79.

d. Committee Reports.

i. Bylaws Committee. Dee Suomala reported that printed governing-document binders were distributed to board members, including the full text of proposed bylaw revisions and a calendar of release dates. All materials are drafts pending further review, not final text. Two town hall meetings are planned (September and December) to give members the opportunity to review and ask questions ahead of the March ratification vote. Shana Solomon, who holds a law degree, has agreed to assist the committee directly with legal review of the bylaws in place of outside counsel where appropriate. The committee meets the first Tuesday of each month at 4:00 p.m. One driver for the rewrite: current bylaws still permit proxy voting, which is no longer valid under Arizona law.

ii. Activities Committee. Jennifer Ward reported the next event is the Fall Fling on September 26th, a community cleanup with vendors set up on the

Camelback Green; the July 4th celebration was cancelled due to summer heat. Proceeds from vendor fees will go into a tracked activities fund to help offset costs of future events, including Oktoberfest brats and November card-making supplies. Oktoberfest planning meeting is set for September 8th. The co-op has acquired its own karaoke machine for under \$400, eliminating a rental cost. Jennifer Ward made a motion to authorize Jayson Hunt to purchase bratwurst for Oktoberfest now, while on sale, for freezer storage until October. Seconded by: Debbie McPherson Passed.

iii. Membership Committee. Dee Suomala reported no new membership applications at this time. The Membership Chair is still ran by Ellie

iv. Landscaping Committee. Reported via board member on Carol Papalos's behalf that the committee has completed planned work on the west end of Building D and made progress on the west end of Building B. The committee is now pausing for the summer and expects to resume in September or October depending on heat.

v. Maintenance & Work Order Report. Dee Suomala reported HVAC work orders for the month already match the combined totals for April and May (18 total). Some work order categories (e.g., plumbing) are not always clearly identified in the description field, and more detail will be requested going forward. The report does not capture all maintenance work performed — citing as an example a significant remediation job at Unit G117 following a resident's passing, which required a multi-day team effort in hazmat conditions and is expected to be fully recoverable in cost.

III. OLD BUSINESS

a. 2024/2025 Annual Audit Contract — Follow-Up. Jennifer Ward confirmed Hitchens Accounting will perform both the 2023 and 2024 audits for the previously approved \$17,500 flat fee, covering both years. Work is set to begin next month.

b. Roof Project Update. Jayson Hunt reported the roof coating project (Buildings B, F, and G) is complete, with three coating layers applied. He recommended using the same contractor for future roof work given the quality, and suggested re-bidding remaining roofs in cooler months (late October or later) to avoid conflicts with active air conditioning units during installation.

c. Sound System Procurement. The new sound system has been procured and is in use. Jayson Hunt advised the board on completing the karaoke setup affordably — recommending a standard television monitor (approximately \$100–150) and a smartphone karaoke app in place of a dedicated karaoke unit and projector, plus a wireless two-microphone system already in process. Total spend remains within the previously approved \$1,500 budget cap.

d. Members' Forum Follow-Ups. No outstanding member items requiring further follow-up; the G-Building pool and gate items previously raised have been addressed.

IV. NEW BUSINESS

a. Shared Document Agenda Process. Dee Suomala reported the pre-meeting shared agenda process continues, noting some early adjustment challenges but overall positive results in preparing the board ahead of meetings.

b. G-Building Pool Fence Repairs. Addressed under the Manager's Report; temporary repair in place for the holiday weekend, with permanent picket installation pending paint completion.

c. H-Building Pond Discussion. Tabled. The Landscaping Committee is not expected to resume work until late September.

d. Laundry Room Service Contract — Rate Discussion. Jennifer Ward raised the current laundry room cleaning rate for board discussion, noting the per-room weekly rate and asking whether it remains appropriate given current service quality. Dee Suomala disclosed her own hourly rate breakdown as the vendor performing this work, then recused herself from further discussion as the contracted vendor. Jayson Hunt noted that any vendor performing work on the property is required to carry liability insurance, and workers' compensation coverage if the vendor has employees, for audit compliance purposes. Jennifer Ward made a motion to table the matter until September, with the contracted vendor to research and report back on liability insurance options in the interim. Seconded by: George Pool. Passed.

V. MEMBERS' FORUM

Mitch Ramsey G114 member raised a question regarding the laundry room vendor contract structure and percentage rate and funding of remodeling the laundry rooms; Jayson Hunt explained the property's laundry layout (13 rooms across the property, many requiring stair access, with mixed coin and card equipment) differs significantly from typical single-location laundry contracts, affecting vendor pricing.

Ed Sullivan, C213, raised resident concerns regarding pigeons on the property despite prior netting and deterrent work. Jayson Hunt discussed the limits of deterrent measures and noted coordinated efforts with surrounding properties have had some past success.

A board member raised continued concern about irrigation systems running during daytime hours. Jayson Hunt confirmed the sprinkler schedule will be adjusted next week to avoid daytime watering.

VI. ADJOURNMENT

Jennifer Ward made a motion to adjourn the meeting at 6:57 p.m. Seconded by: Shana Solomon. Passed.

Next Meeting: September 17, 2026 (board does not meet July and August).

3:32 PM

09/17/26

Accrual Basis

Consolidated Cooperatives of Scottsdale East, Inc.

Balance Sheet

As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1120 • Cash	
1122.0 • Chase Checking	38,848.91
Total 1120 • Cash	38,848.91
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	
1313 • Chase CD 12.5.26	224,909.36
Total 1300.1 • Emergency Reserve	224,909.36
1300.2 • Member Deposits	
1309.5 • Alliance MM 0.25%	105,078.99
Total 1300.2 • Member Deposits	105,078.99
Total Checking/Savings	488,167.73
Accounts Receivable	
1130 • Member Accounts Receivable	68,100.11
Total Accounts Receivable	68,100.11
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	188.62
1295 • Prepaid Payroll	13,552.67
1200 • Prepaid Expenses - Other	2,500.00
Total 1200 • Prepaid Expenses	31,134.29
Total Other Current Assets	31,134.29
Total Current Assets	587,402.13
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	2,711,010.02
1425 • Building Equipment	692,728.15
1461 • Furniture	15,602.00
1481 • Vehicle and Maintenance Equip	10,119.33
4121 • Buildings - Accum Depr	-5,248,852.60
Total 1400 • FIXED ASSETS	1,537,984.25
Total Fixed Assets	1,537,984.25

3:32 PM

Consolidated Cooperatives of Scottsdale East, Inc.

09/17/26

Balance Sheet

Accrual Basis

As of August 31, 2026

	Aug 31, 26
Other Assets	
1520 · Deposits-Improvement	608,389.25
1800 · Origination Fee	1,500.00
1840 · Loan Fees	6,786.00
1841 · Accumulated Amortization	-598.43
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	622,708.82
TOTAL ASSETS	2,748,095.20
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2110 · Accounts Payable - Trade	45,017.19
2150 · Real Property Taxes - Accrued	46,771.57
2211 · Prepaid Member Carrying Charges	155,117.41
Total Accounts Payable	246,906.17
Other Current Liabilities	
2090 · Operating Lease obligations, ne	6,878.00
2120 · Wages & Payroll Taxes Payable	8,970.77
2191 · Member Deposits Held in Trust	107,400.00
2213 · Deferred Tax Liability	-177,000.00
Total Other Current Liabilities	-53,751.23
Total Current Liabilities	193,154.94
Long Term Liabilities	
2322 · N/P Western Alliance Bank	832,441.33
Total Long Term Liabilities	832,441.33
Total Liabilities	1,025,596.27
Equity	
SUSPENSE-BS	0.06
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	-1,511,808.87
Net Income	-342,646.26
Total Equity	1,722,498.93
TOTAL LIABILITIES & EQUITY	2,748,095.20

Consolidated Cooperatives of Scottsdale East, Inc.

09/17/26

Profit & Loss Budget Performance

Accrual Basis

August 2026

	Aug 26	Budget	Jan - Aug 26	YTD Budget	Annual Bu...
Ordinary Income/Expense					
Income					
5100 · Rent Revenue					
5120 · Member Carrying Charges	123,293.00	125,790.00	998,613.61	1,006,320.00	1,509,480.00
5170 · Parking Permits	25.00	0.00	18,675.00	18,630.00	18,695.00
5190 · Locker Rental	1,485.00	1,425.00	12,165.00	11,400.00	17,100.00
Total 5100 · Rent Revenue	124,803.00	127,215.00	1,029,453.61	1,036,350.00	1,545,275.00
5401 · Interest Income	89.17	1,200.00	2,156.47	9,600.00	14,400.00
5900 · Other Revenue					
5910 · Laundry Income	846.46	900.00	5,605.93	7,200.00	10,800.00
5920 · NSF & Late Charges	2,237.00	1,025.00	6,497.00	8,200.00	12,300.00
5925 · Fines, Fees	0.00	0.00	500.00	0.00	150.00
5930 · Transfer Fees	0.00	200.00	2,200.00	2,000.00	4,600.00
5940 · Pet Fees	0.00	0.00	300.00	300.00	400.00
5950 · Service Repair Fees	371.00	500.00	3,312.00	4,000.00	6,000.00
5990 · Other Income	0.00	100.00	840.00	800.00	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	3,454.46	2,725.00	19,899.09	22,500.00	35,450.00
Total Income	128,346.63	131,140.00	1,051,509.17	1,068,450.00	1,595,125.00
Gross Profit	128,346.63	131,140.00	1,051,509.17	1,068,450.00	1,595,125.00
Expense					
6300 · Administrative Expenses					
6310 · Salaries & Wages - Office					
6310.1 · Salaries & Wages	10,027.90	11,000.00	83,212.78	88,000.00	132,000.00
6310.2 · Holiday	0.00	0.00	1,800.00	0.00	0.00
6310.3 · Vacation	0.00	0.00	1,200.00	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	1,600.00	7,800.00	7,800.00	9,600.00
Total 6310 · Salaries & Wages - Office	10,827.90	12,600.00	94,212.78	95,800.00	141,600.00
6311 · Supplies - Office					
6311.1 · Office Supplies	49.46	100.00	2,023.85	800.00	1,200.00
6311.3 · Postage	6.37	0.00	312.05	300.00	300.00
Total 6311 · Supplies - Office	55.83	100.00	2,335.90	1,100.00	1,500.00
6312 · Computers Equip/Supplies/Soft...	0.00	22.00	64.77	176.00	264.00
6313 · Equip Maint Contracts	410.11	215.00	2,282.48	1,720.00	2,580.00
6341 · Legal	505.31	200.00	2,505.31	1,600.00	2,400.00
6350 · Audit & Accounting					
6351 · Accounting Services	4,200.00	1,200.00	12,975.00	9,600.00	14,400.00
6352 · Annual Audit Costs	0.00	1,250.00	0.00	10,000.00	15,000.00
6353 · Payroll Service Fee	427.84	450.00	4,008.80	3,600.00	5,400.00
Total 6350 · Audit & Accounting	4,627.84	2,900.00	16,983.80	23,200.00	34,800.00
6360 · Telephone/Cellular	362.22	310.00	3,067.89	2,480.00	3,720.00
6363 · Internet Contract	170.00	375.00	3,182.44	3,000.00	4,500.00
6390 · Finance Charge	0.00		59.91		
6391 · Bank Charges	95.00	40.00	285.00	320.00	480.00
6392 · Credit Checks	71.90	100.00	797.80	800.00	1,200.00
6397 · Dues/Education	0.00	100.00	0.00	800.00	1,200.00
6399 · Other					
6399.4 · Community Days	0.00	0.00	1,967.97	1,400.00	2,250.00
6399.5 · Misc Admin	0.00	50.00	825.29	400.00	600.00
Total 6399 · Other	0.00	50.00	2,793.26	1,800.00	2,850.00
Total 6300 · Administrative Expenses	17,126.11	17,012.00	128,571.34	132,796.00	197,094.00

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Consolidated Cooperatives of Scottsdale East, Inc.

Profit & Loss Budget Performance

09/17/26

August 2026

Accrual Basis

	Aug 26	Budget	Jan - Aug 26	YTD Budget	Annual Bu...
6400 · Utilities Expense					
6450 · Electric	3,438.29	3,000.00	20,790.65	24,000.00	36,000.00
6451 · Water	14,522.28	8,000.00	80,424.58	64,000.00	96,000.00
6452 · Gas	439.75	1,700.00	10,878.16	13,600.00	20,400.00
6453 · Sewer	3,579.59	3,500.00	28,048.37	28,000.00	42,000.00
6454 · Trash	4,809.79	4,100.00	41,897.79	32,800.00	49,200.00
6455 · Envir/Taxes & Fees	1,294.21	750.00	7,438.99	6,000.00	9,000.00
Total 6400 · Utilities Expense	28,083.91	21,050.00	189,478.54	168,400.00	252,600.00
6500 · Operating & Maintenance Expense					
6501 · Sales Tax Maintenance Items	0.00	0.00	950.72	0.00	0.00
6502 · Building Maint/Improvements	37.99	500.00	6,071.36	4,000.00	6,000.00
6503 · Temp Labor - Maintenance	3,911.49	0.00	28,900.58	0.00	0.00
6510 · Janitor- Laundry Rooms-Suppli...	0.00		201.16		
6511 · Janitorial Supplies	0.00	175.00	1,355.93	1,400.00	2,100.00
6519 · Exterminating Contract	199.00	250.00	2,236.00	2,000.00	3,000.00
6536 · Plants&Supplies - Grounds	0.00	200.00	266.46	1,600.00	2,400.00
6537 · Contracts - Grounds	4,800.00	4,800.00	39,350.00	38,400.00	57,600.00
6538 · Sprinkler System - Grounds	646.86	100.00	3,990.07	800.00	1,200.00
6539 · Trees - Grounds	0.00	1,000.00	14,880.00	8,000.00	12,000.00
6540 · Payroll					
6540.1 · Wages	14,711.70	12,000.00	108,253.36	96,000.00	144,000.00
6540.2 · Holiday	0.00	0.00	5,369.76	0.00	0.00
6540.3 · Vacation	968.00	0.00	1,763.75	0.00	0.00
6540.4 · Sick	0.00	0.00	1,445.28	0.00	0.00
6540.5 · Bonus	0.00	0.00	0.00	0.00	0.00
Total 6540 · Payroll	15,679.70	12,000.00	116,832.15	96,000.00	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	200.00	300.00
6541.6 · Rehab	0.00	100.00	0.00	800.00	1,200.00
6541.7 · Rehab - Recoverable	0.00	0.00	6,090.94	0.00	0.00
6541 · Materials - Other	0.00	0.00	0.00	0.00	0.00
Total 6541 · Materials	0.00	125.00	6,497.36	1,000.00	1,500.00
6542 · Capital Improvements					
6542.1 · Repairs - Contracted	0.00		58,006.40		
6542.2 · Parking Lot - Major Contract	0.00		15,122.46		
6542.4 · Roof Repair	0.00		48,576.00		
6542.6 · Metal/Prep	0.00	0.00	2,700.00	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	0.00	0.00	522,689.71	0.00	0.00
6545 · HVAC					
6545.1 · HVAC Replacements	0.00	6,666.00	0.00	53,336.00	80,000.00
6545.3 · HVAC Parts	471.06	1,000.00	13,160.80	8,000.00	12,000.00
Total 6545 · HVAC	471.06	7,666.00	13,160.80	61,336.00	92,000.00
6547 · Swimming Pools					
6547.2 · Chemicals - Pools	371.48	500.00	6,139.24	4,000.00	6,000.00
6547.3 · Parts for Pool	198.59	500.00	3,747.00	4,000.00	6,000.00
6547.4 · Pool Furniture	0.00	400.00	0.00	3,200.00	4,800.00
6547.5 · Permits	0.00	100.00	1,620.00	800.00	1,200.00
Total 6547 · Swimming Pools	570.07	1,500.00	11,506.24	12,000.00	18,000.00
6551 · Small Tools - Repairs	64.78	100.00	304.70	800.00	1,200.00
6555 · Electrical Supplies	0.00	100.00	3,110.11	800.00	1,200.00

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09/17/26

Accrual Basis

Consolidated Cooperatives of Scottsdale East, Inc.

Profit & Loss Budget Performance

August 2026

	Aug 26	Budget	Jan - Aug 26	YTD Budget	Annual Bu...
6560 • Painting Costs					
6560.2 • Paint Supplies	173.72	200.00	1,113.77	1,600.00	2,400.00
6560 • Painting Costs - Other	0.00		125.65		
Total 6560 • Painting Costs	173.72	200.00	1,239.42	1,600.00	2,400.00
6570 • Vehicle					
6571 • Vehicles - Repairs	665.21	25.00	701.21	200.00	300.00
Total 6570 • Vehicle	665.21	25.00	701.21	200.00	300.00
6580 • Plumbing					
6581 • Supplies - Plumbing	329.83	1,000.00	13,438.38	8,000.00	12,000.00
6583 • Hot H2O Htrs-Replace	1,839.26	800.00	8,989.68	6,400.00	9,600.00
6584 • Toilets - Replacements	0.00	200.00	0.00	1,600.00	2,400.00
Total 6580 • Plumbing	2,169.09	2,000.00	22,428.06	16,000.00	24,000.00
6591 • Lock & Keys	0.00	40.00	180.35	320.00	480.00
6592 • Doors & Screens	0.00	200.00	0.00	1,600.00	2,400.00
6594 • A/C Filters	0.00	100.00	703.61	800.00	1,200.00
6599.1 • Misc- Maintenance	1,975.08	125.00	2,058.54	1,000.00	1,500.00
6599.2 • Equipment Rental	0.00	0.00	190.55	0.00	0.00
6500 • Operating & Maintenance Expe...	53.99		53.99		
Total 6500 • Operating & Maintenance Ex...	31,418.04	31,206.00	799,859.08	249,656.00	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)	1,966.62	1,800.00	15,548.24	14,400.00	21,600.00
6712 • FUTA/SUTA	0.00	40.00	362.40	320.00	480.00
6719 • Licenses & Permits	645.78	0.00	1,182.78	1,495.00	2,155.00
6720 • Property&Liability- Insurance	17,837.00	17,500.00	142,696.00	140,000.00	210,000.00
6722 • Workers Comp -Insurance	188.58	180.00	1,508.64	1,440.00	2,160.00
6723 • Employee Benefits	4,067.01	3,900.00	33,097.36	31,200.00	46,800.00
6727 • Loan Interest	4,782.39	5,200.00	38,893.48	41,600.00	62,400.00
Total 6700 • Taxes and Insurance	29,487.38	28,620.00	280,060.47	279,455.00	443,595.00
Total Expense	106,115.44	97,888.00	1,397,969.43	830,307.00	1,267,769.00
Net Ordinary Income	22,231.19	33,252.00	-346,460.26	238,143.00	327,356.00
Other Income/Expense					
Other Income					
9020 • Insurance Reimbursement	3,814.00		3,814.00		
9030 • Other Income	0.00	0.00	0.00	0.00	0.00
Total Other Income	3,814.00	0.00	3,814.00	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	3,814.00	0.00	3,814.00	0.00	0.00
Net Income	26,045.19	33,252.00	-342,646.26	238,143.00	327,356.00

