

Monthly Agenda
February 17, 2021
6000 Penn Homeowner Association

I. Open Meeting

II. Determination of Quorum

III. Approval of Minutes

IV. Financials

- a. **January 2021 Operating Account**
 - i. Total Income: \$ 32,364.43
 - ii. Total Expense: \$- 42,564.57
 - iii. Net Income: \$ -11,203.73 (after \$ prepaids)
- b. **January 2021 Reserve Account: \$ 23,452.40**
- c. **January 2021 - Operating Account: \$ 26,166.25**
- d. **Collections \$ 111,439.54 01/31/21 (\$ _____ previous month) EXH 4.D**

Type	Description	0-30	31-60	61-90	91+	Total
BB	Beginning Balance	0.00	0.00	0.00	25,179.38	25,179.38
NSFFEE	Non-Sufficient Funds Fee	0.00	10.00	0.00	20.00	30.00
LC	Late Charge	1,033.25	925.69	865.69	8,529.98	11,354.61
CB	Charge Back Maintenance	438.00	0.00	0.00	0.00	438.00
DC	Dues Charge	3,322.09	0.00	2,129.71	31,624.80	37,076.60
LG	Legal Fees	1,996.72	0.00	0.00	17,356.96	19,353.68
SA	Special Assessment	10,680.68	0.00	0.00	3,002.58	13,683.26
UREIMB	Utility reimbursement	0.00	0.00	0.00	64.55	64.55
MISC	Misc Credit or Charge toward:	0.00	0.00	0.00	1,752.30	1,752.30
MAINT2	Reimbursable Maintenance C	0.00	0.00	0.00	1,448.34	1,448.34
UT	Utility Bill Back	20.48	259.30	0.00	0.00	279.78
INS	Insurance shortage	297.24	0.00	81.40	400.40	779.04
		17,788.46	1,194.99	3,076.80	89,379.29	111,439.54

Liens filed: 0

- e. Still w/counsel:
 - i. #202A - \$ 21,191.27 CJ-2014-6920 and PB-2017-250
 - ii. #209B - \$ 23,884.30 / CJ-2020-758 Counsel informed mgmt that they are doing an HOA subpoena in their office Feb 10 @ 9AM
 - iii. #211B - \$ 34,980.48 Oklahoma County CJ-2019-2481. A Journal Entry of Judgment and Decree of Foreclosure was entered on behalf of 6000 Penn on 01/03/20 in this case. Sheriff's sale from 9/17/20 resulted in no Buyers.
 - iv. 215A - \$ 18,362.23 CJ-2019-4517, Oklahoma County. This is a foreclosure that was filed by MidFirst Bank. Postponed due to Covid-19. All parties have been re-served a Petition 6/4/20.

V. Old Business

- A. FHA Recertification – still working on conditions to bring eligible.
- B. Insurance and Other Claims:
 - a. Brown vs 6000 Penn CJ-2019-1046 – still pending.
 - i. Entry of appearance and response filed.
- C. Entrance gate motor replacement
 - a. Byerley cost to replace with product : \$3700.00 \$49/month cloud with cellular service included paid annually. Product partially installed

VI. New Business

- a. 2021 Water Repipe Project
 - i. Special Member meeting February 6, 2021 – quorum obtained (Exh 6.a meeting notes)
 - ii. \$250,000 Special Assessment passed with 61% owners voting yes (Exh 6.b ballot sheet attached)

1. Plumbing
 - 1.1. Cold water supply for 6004-6010 to 5914/5912 building breezeway: \$16,000 (completed) PHS 1
 - 1.2. Hot water supply for 6004-6010 units: \$16,000* (working) PHS 2
 - 1.3. Cold & hot water supply for 5910-5916 units: \$30,000 PHS 3
 - 1.4. Cold & hot water supply for 5820-5908 units: \$30,000** PHS 4
 - 1.5. Cold & hot water supply for 5808-5818 units: \$35,000** PHS 5
 - 1.6. Cold & hot water supply for 5800-586 & 6000-6004 \$57,000 PHS 6
2. Ground regrading, sprinkler repair or replace \$6,500 +/- PHS 3/4
3. Sod and install \$6,000 +/- PHS 3/4
4. On-site maintenance \$6,400 +/- ALL PHS
5. Sheetrock repairs \$6,000 +/- PSH 4-6
6. Admin \$17,500 +/- ALL PHS
7. Units in foreclosure or probate: \$12,100 +/-
8. Unexpected plumbing expenses (manifold replacements etc): \$4,885 +/- ALL PHS

VII. New Business

- a. Annual Meeting
 - i. Board Seats open
 1. 3 seats open for a 3 year Term

VIII. Committee Update

- a. Water Committee: Lead by Greg Stewart
 - i. Members: 6000h2o@okhoapartner.com
- b. Landscape Committee
 - i. _____

IX. Violations in Dispute:

X. Homeowner Time

XI. Announcements and Recommendations to Members / Other

**XII. Next Meeting: Wednesday March 17, 2021 @ 6:00pm
Annual meeting: March 15, 2021**

XIII. Adjournment

XIV. EXECUTIVE SESSION –

**6000 Penn Homeowner Association
Board of Directors Meeting Minutes
January 20, 2021**

- I. Meeting was called to order at 6:05 pm

- II. Board members present by virtual meeting: Mike Sulzycki, President; Chris Morriss, Secretary/Treasurer; Greg Stewart

Homeowners participating: Joe Hollingsworth, Hiba Jameel, La Shonda Finley, Jesse Langston, Vicki Eikmeier,

Oklahoma HOA Partner (OKHOAP): Sheila Hoppis

- III. Minutes were approved. Motion to approve by Greg Stewart and seconded by Mike Sulzycki

- IV. Financials were approved with a motion by Greg Stewart and seconded by Mike Sulzycki.
 - a. **December 2020** Operating Account
 - i. Total Income: \$ 39,495.12
 - ii. Total Expense: \$22,090.51
 - iii. Net Income: \$ 20,312.47 (after \$2097.86 prepaids)
 - b. **December 2020** Reserve Account: \$ 23,452.40
 - c. **December 2020** Operating Account: \$ 36,983.38
 - d. **Collections** \$94,134.56 12/31/20 **EXH 4.D**
Liens filed: 0
 - e. Still w/counsel: 211B, 202a, 209b, 215A
 - i. #202A - \$18,866.49 CJ-2014-6920 and PB-2017-250 Additional funding expected in January 2021.
 - ii. #209B - \$22,903.84/ CJ-2020-758 Counsel advised Management they are doing an HOA subpoena in their office February 10.
 - iii. #211B - \$32,064.02 Oklahoma County CJ-2019-2481. A Journal Entry of Judgment and Decree of Foreclosure was entered on behalf of 6000 Penn on 01/03/20 in this case. Sheriff's sale from 9/17/20 resulted in no Buyers.
 - iv. 215A - \$15,514.07 CJ-2019-4517, Oklahoma County. This is a foreclosure that was filed by MidFirst Bank. Postponed due to Covid-19. All parties have been re-served a Petition 6/4/20. No update

- V. **Old Business**
 - A. FHA Recertification – still working on conditions to bring eligible.
 - B. Insurance and Other Claims:
 - a. Brown vs 6000 Penn CJ-2019-1046 – still pending
 - i. Entry of appearance and response filed – no further action noted.
 - C. Entrance gate motor has been replace. Waiting for Sewer line replacement needed in 217a continues to have backups: - *Sewer line replaced 12/14/20 – made major repair this week. Working slab leak to be fixed as well.*
 - a. Approximately 12 feet of sewer line beneath between the bathroom and kitchen/laundry is collapsed. Estimated cost to cure: \$ 4800-\$6200 (Plumber used: Plumbtastic)
 - D. Action to get new cameras was tabled due to financial constraints.
 - E. Entrance gate motor replacement
 - a. Byerley will replace control board at \$3,700 with \$49/month cloud with cellular service paid annually. Action to approve this expenditure was approved by the Board, with a motion by Chris Morriss and seconded by Greg Stewart.

VI. New Business

- A. Funds spent to repair multiple water line leaks were presented to the Board. Total paid to plumbers for repairs for the past month totaled \$12,860.
- B. Management presented the need to replenish special account for unbudgeted plumbing issues and asked for \$15,000. The Board considered the issue with Greg Stewart making the motion to approve a special assessment to cover the unbudgeted plumbing issues. Chris Morriss seconded the motion.

X. Next Meeting: Wednesday February 17, 2021 @ 6:00pm

Annual meeting: March 15, 2021

XI. Meeting adjourned at 6:51pm with a motion by Greg Stuart and 2nd by Chris Morriss.

Budget Comparison

6000 Penn HOA

Comparison Periods: 02/01/21 - 02/28/21 and 01/01/21 - 02/28/21 (cash basis)

	Actual 02/01/21 - 02/28/21	Budget 02/21 - 02/21	\$ Change	% Change	Actual YTD 01/01/21 - 02/28/21	Budget YTD 01/21 - 02/21	\$ Change	% Change
INCOME								
4000 INCOME								
302 Membership Dues Income	24,560.42	26,233.00	-1,672.58	-6.4 %	49,859.65	52,466.00	-2,606.35	-5.0 %
306 Payment Plans	0.00	30.00	-30.00	-100.0 %	0.00	60.00	-60.00	-100.0 %
307 Interest Income	0.00	0.40	-0.40	-100.0 %	0.00	0.83	-0.83	-100.0 %
309 Late Fees	79.92	0.00	79.92		140.32	0.00	140.32	
310 Special Assessment	68,219.02	1,819.50	66,399.52	3,649.3 %	72,485.84	3,639.00	68,846.84	1,891.9 %
320 Other Income	0.00	0.00	0.00		-30.00	0.00	-30.00	
319 Closing Letter	0.00	0.00	0.00		100.00	0.00	100.00	
308 Insurance Short Fall	2,148.78	1,916.67	232.11	12.1 %	4,224.71	3,833.34	391.37	10.2 %
4003 Title Transfer Fee	400.00	0.00	400.00		1,000.00	200.00	800.00	400.0 %
4000 Total INCOME	95,408.14	29,999.57	65,408.57	218.0 %	127,780.52	60,199.17	67,581.35	112.3 %
TOTAL INCOME	95,408.14	29,999.57	65,408.57	218.0 %	127,780.52	60,199.17	67,581.35	112.3 %
EXPENSE								
600 Management								
6002 Management Fees	1,941.87	2,100.00	-158.13	-7.5 %	4,311.57	4,200.00	111.57	2.7 %
6003 In-House Admin	0.00	30.00	-30.00	-100.0 %	0.00	60.00	-60.00	-100.0 %
600 Total Management	1,941.87	2,130.00	-188.13	-8.8 %	4,311.57	4,260.00	51.57	1.2 %
604 Utilities								
5011 Electric	834.18	261.08	573.10	219.5 %	1,840.18	477.57	1,362.61	285.3 %
5015 Gas And Propane	1,761.73	1,800.00	-38.27	-2.1 %	4,052.37	3,600.00	452.37	12.6 %
5017 Water	7,154.67	7,500.00	-345.33	-4.6 %	18,011.25	15,000.00	3,011.25	20.1 %
6001 Trash Removal	883.71	900.00	-16.29	-1.8 %	1,763.04	1,800.00	-36.96	-2.1 %
6018 Cable, Internet & Telephone	401.48	297.57	103.91	34.9 %	837.84	595.14	242.70	40.8 %
604 Other Utilities	-20.48	0.00	-20.48		-20.48	0.00	-20.48	
604 Total Utilities	11,015.29	10,758.65	256.64	2.4 %	26,484.20	21,472.71	5,011.49	23.3 %
607 Repairs & Maintenance								
1 Landscaping								
30 Contract Landscape	350.00	2,000.00	-1,650.00	-82.5 %	2,310.00	4,000.00	-1,690.00	-42.2 %
31 In-house Grounds	225.00	325.00	-100.00	-30.8 %	410.00	650.00	-240.00	-36.9 %
32 Tree Trimming	0.00	250.00	-250.00	-100.0 %	0.00	250.00	-250.00	-100.0 %
1 Total Landscaping	575.00	2,575.00	-2,000.00	-77.7 %	2,720.00	4,900.00	-2,180.00	-44.5 %
7 Flooring	0.00	0.00	0.00		28.80	0.00	28.80	
9 Locks & Mailboxes	54.28	0.00	54.28		54.28	0.00	54.28	
10 Materials & Supplies	257.45	191.67	65.78	34.3 %	859.47	383.34	476.13	124.2 %
11 Plumbing	12,781.88	284.00	12,497.88	4,400.7 %	14,534.89	284.00	14,250.89	5,017.9 %

	Actual 02/01/21 - 02/28/21	Budget 02/21 - 02/21	\$ Change	% Change	Actual YTD 01/01/21 - 02/28/21	Budget YTD 01/21 - 02/21	\$ Change	% Change
12 Contract Labor	1,164.50	291.67	872.83	299.3 %	2,159.00	583.34	1,575.66	270.1 %
14 Gate Maintenance	3,700.00	0.00	3,700.00		3,875.00	0.00	3,875.00	
20 Exterior Paint / Siding	34.73	0.00	34.73		34.73	0.00	34.73	
21 Building Maintenance (general)	896.27	0.00	896.27		1,129.61	0.00	1,129.61	
25 Boiler Maintenance	495.00	1,134.42	-639.42	-56.4 %	4,310.40	1,184.42	3,125.98	263.9 %
609 Steps	0.00	0.00	0.00		361.36	0.00	361.36	
607 Total Repairs & Maintenance	19,959.11	4,476.76	15,482.35	345.8 %	30,067.54	7,335.10	22,732.44	309.9 %
700 Office / Admin								
678 Bank Charges / Fees	0.00	0.00	0.00		47.19	0.00	47.19	
679 Accounting Software	95.00	95.00	0.00	0.0 %	285.00	190.00	95.00	50.0 %
700 Total Office / Admin	95.00	95.00	0.00	0.0 %	332.19	190.00	142.19	74.8 %
5005 Insurance	4,274.10	5,094.42	-820.32	-16.1 %	10,603.96	9,719.42	884.54	9.1 %
5006 Legal, Professional Fees	394.60	150.00	244.60	163.1 %	2,461.72	1,595.50	866.22	54.3 %
5010 Taxes	0.00	0.00	0.00		0.00	300.00	-300.00	-100.0 %
6005 Special Assessed Project								
6007 SA Plumbing	16,197.86	1,819.50	14,378.36	790.2 %	22,181.22	3,639.00	18,542.22	509.5 %
6005 Total Special Assessed Project	16,197.86	1,819.50	14,378.36	790.2 %	22,181.22	3,639.00	18,542.22	509.5 %
TOTAL EXPENSE	53,877.83	24,524.33	29,353.50	119.7 %	96,442.40	48,511.73	47,930.67	98.8 %
OTHER INCOME								
8000 Unallocated Prepays	-3,586.28	0.00	-3,586.28		-4,597.82	0.00	-4,597.82	
TOTAL OTHER INCOME	-3,586.28	0.00	-3,586.28		-4,597.82	0.00	-4,597.82	
OTHER EXPENSE								
5102 Reserve Transfer	0.00	2,600.00	-2,600.00	-100.0 %	0.00	5,200.00	-5,200.00	-100.0 %
TOTAL OTHER EXPENSE	0.00	2,600.00	-2,600.00	-100.0 %	0.00	5,200.00	-5,200.00	-100.0 %
NET INCOME	37,944.03	2,875.24	35,068.79	1,219.7 %	26,740.30	6,487.44	20,252.86	312.2 %
NET INCOME SUMMARY								
Income	95,408.14	29,999.57	65,408.57	218.0 %	127,780.52	60,199.17	67,581.35	112.3 %
Expense	-53,877.83	-24,524.33	-29,353.50	119.7 %	-96,442.40	-48,511.73	-47,930.67	98.8 %
Other Income & Expense	-3,586.28	-2,600.00	-986.28	-37.9 %	-4,597.82	-5,200.00	602.18	11.6 %
NET INCOME	37,944.03	2,875.24	35,068.79	1,219.7 %	26,740.30	6,487.44	20,252.86	312.2 %

Profit & Loss 12 Month Recap

6000 Penn HOA

Monthly recap 02/01/21 - 02/28/21 (cash basis)

	FEB 21	TOTAL
INCOME		
4000 INCOME		
302 Membership Dues Income	24,560.42	24,560.42
309 Late Fees	79.92	79.92
310 Special Assessment	68,219.02	68,219.02
308 Insurance Short Fall	2,148.78	2,148.78
4003 Title Transfer Fee	400.00	400.00
4000 Total INCOME	95,408.14	95,408.14
TOTAL INCOME	95,408.14	95,408.14
EXPENSE		
600 Management		
6002 Management Fees	1,941.87	1,941.87
600 Total Management	1,941.87	1,941.87
604 Utilities		
5011 Electric	834.18	834.18
5015 Gas And Propane	1,761.73	1,761.73
5017 Water	7,154.67	7,154.67
6001 Trash Removal	883.71	883.71
6018 Cable, Internet & Telephone	401.48	401.48
604 Other Utilities	-20.48	-20.48
604 Total Utilities	11,015.29	11,015.29
607 Repairs & Maintenance		
1 Landscaping		
30 Contract Landscape	350.00	350.00
31 In-house Grounds	225.00	225.00
1 Total Landscaping	575.00	575.00
9 Locks & Mailboxes	54.28	54.28
10 Materials & Supplies	257.45	257.45
11 Plumbing	12,781.88	12,781.88
12 Contract Labor	1,164.50	1,164.50
14 Gate Maintenance	3,700.00	3,700.00
20 Exterior Paint / Siding	34.73	34.73
21 Building Maintenance (general)	896.27	896.27
25 Boiler Maintenance	495.00	495.00
607 Total Repairs & Maintenance	19,959.11	19,959.11
700 Office / Admin		

	FEB 21	TOTAL
679 Accounting Software	95.00	95.00
700 Total Office / Admin	95.00	95.00
5005 Insurance	4,274.10	4,274.10
5006 Legal, Professional Fees	394.60	394.60
6005 Special Assessed Project		
6007 SA Plumbing	16,197.86	16,197.86
6005 Total Special Assessed Project	16,197.86	16,197.86
TOTAL EXPENSE	53,877.83	53,877.83
OTHER INCOME		
8000 Unallocated Prepays	-3,586.28	-3,586.28
TOTAL OTHER INCOME	-3,586.28	-3,586.28
NET INCOME	37,944.03	37,944.03

Balance Sheet

6000 Penn HOA
As of 02/28/21 (cash basis)

ASSETS

Bank Account	
1004 First Citizens Bank op	61,804.61
1008 First Citizens Bank Reserve	23,452.40
Total Bank Account	85,257.01
Other Current Asset	
1100 Undeposited Funds	-913.55
2006 Pass-through	788.80
Total Other Current Asset	-124.75
Fixed Asset	
1009 Equipment & Machinery	875.96
Total Fixed Asset	875.96
TOTAL ASSETS	86,008.22

LIABILITIES & EQUITY

Liabilities

Other Current Liability	
2003 Charge Accounts Payable	-320.80
2099 Other Liabilities	54,372.86
Total Other Current Liability	54,052.06
Total Liabilities	54,052.06

Equity

3000 Net Income	44,388.40
3001 Retained Earnings	-12,432.24
Total Equity	31,956.16
TOTAL LIABILITIES & EQUITY	86,008.22

Bank Reconciliation Report

First Citizens Bank op
Reconciled on: 02/28/21

Deposits

Date	Ref #	Details	Amount
01/29/21	D1588	Bank Deposit	1,830.96
01/30/21	D1589	Bank Deposit: Epay	172.50
02/01/21	D1590	Bank Deposit	397.50
02/02/21	D1591	Bank Deposit: Epay	273.50
02/02/21	D1592	Bank Deposit	1,220.51
02/03/21	D1593	Bank Deposit: Epay	308.79
02/03/21	D1594	Bank Deposit	1,709.36
02/04/21	D1595	Bank Deposit: Epay	3,235.99
02/04/21	D1596	Bank Deposit	2,919.82
02/04/21	D1597	Bank Deposit	231.38
02/05/21	D1598	Bank Deposit: Epay	512.46
02/05/21	D1599	Bank Deposit	988.23
02/08/21	D1600	Bank Deposit	2,041.28
02/09/21	D1601	Bank Deposit: Epay	120.00
02/10/21	D1602	Bank Deposit	2,221.15
02/10/21	D1603	Bank Deposit: Epay	410.79
02/10/21	D1604	Bank Deposit: Epay	663.96
02/11/21	D1605	Bank Deposit	16,654.23
02/11/21	D1606	Bank Deposit: Epay	710.79
02/11/21	D1607	Bank Deposit: Epay	490.00
02/12/21	D1608	Bank Deposit: epay	3,790.61
02/13/21	D1610	Bank Deposit: Epay	339.96
02/16/21	D1609	Bank Deposit	5,499.74
02/18/21	D1611	Bank Deposit: Epay	350.00
02/19/21	D1612	Bank Deposit: Epay	15,928.08
02/19/21	D1613	Bank Deposit: Epay	600.00
02/19/21	D1614	Bank Deposit	4,611.49
02/20/21	D1615	Bank Deposit: Epay	2,754.50
02/22/21	D1616	Bank Deposit	1,615.00
02/23/21	D1617	Bank Deposit	242.32
02/23/21	D1621	Bank Deposit: Epay	3,100.00
02/24/21	D1622	Bank Deposit: Epay	2,000.00
02/25/21	D1618	Bank Deposit: Epay	2,700.00
02/26/21	D1619	Bank Deposit	9,131.72
02/26/21	D1620	Bank Deposit: Epay	1,763.51
			91,540.13

Payments

Date	Ref #	Details	Amount
12/23/20	1418	Candace Pahl	560.00
01/13/21	1433	A & A Mechanical, Inc	218.75
01/13/21	1434	Byerley Services	175.00
01/21/21	1435	A & A Mechanical, Inc	975.00
01/21/21	1437	HRES Maintenance & Make Ready	4,312.50
01/21/21	1439	Oklahoma HOA Partner	2,519.70
01/21/21	1440	Plumbtastic Solutions LLC	2,135.18
01/27/21	1441	OG&E	20.48
01/27/21	1442	Home Depot Credit Services Dept. 32-2183432230	509.09
01/27/21	1443	HRES Maintenance & Make Ready	213.18

Date	Ref #	Details	Amount
01/27/21	1444	Professional Insuror's	1,704.00
01/27/21	1446	Jackson Mechanical Services	340.25
01/27/21	1448	Whitworth Lawn & Landscape	1,960.00
02/03/21	1449	Nash Cohenour & Giessmann, PC	369.60
02/03/21	1450	Plumbtastic Solutions LLC	6,885.00
02/03/21	1452	Oklahoma HOA Partner	25.00
02/04/21	ACH	AT&T	401.48
02/11/21	1453	HRES Maintenance & Make Ready	1,114.75
02/11/21	1454	Waste Management	883.71
02/11/21	1455	Plumbtastic Solutions LLC	2,000.00
02/11/21	1456	Home Depot Credit Services Dept. 32-2183432230	143.27
02/11/21	ACH	Symmetry Energy Solutions	1,761.73
02/18/21	1459	OG&E	14.04
02/18/21	1460	Home Depot Credit Services Dept. 32-2183432230	293.55
02/24/21	1464	City Of Oklahoma City	7,154.67
			36,689.93

Outstanding Payments

Date	Ref #	Details	Amount
01/06/21	EFT	ohp	95.00
01/13/21	EFT	ohp	95.00
02/03/21	EFT	ohp	95.00
02/03/21	EFT	IPFS Corporation	4,625.86
02/18/21	1457	Plumbtastic Solutions LLC	16,000.00
02/18/21	1458	HRES Maintenance & Make Ready	2,093.00
02/24/21	1461	Whitworth Lawn & Landscape	350.00
02/24/21	1462	HRES Maintenance & Make Ready	793.75
02/24/21	1463	Home Depot Credit Services Dept. 32-2183432230	1,158.65
02/24/21	1465	OG&E	820.14
02/24/21	1466	JTS Financial Services, LLC	4,274.10
02/24/21	1467	Byerley Services	3,700.00
02/24/21	1468	Plumbtastic Solutions LLC	1,625.00
02/24/21	1469	Oklahoma HOA Partner	1,941.87
			37,667.37

Summary

Beginning Balance:	39,995.92
+ Selected Deposits (35)	91,540.13
- Selected Payments (25)	36,689.93
Ending Balance:	94,846.12
Goal:	94,846.12
Difference:	0.00

Reconciled Balance	94,846.12
+ Uncleared Deposits	0.00
- Outstanding Checks	37,667.37
Register Balance	57,178.75

Owner Bill Attachments

6000 Penn HOA

Paid between 02/01/21 and 02/28/21

<u>Bill Date</u>	<u>Vendor</u>	<u>Invoice #</u>	<u>Memo</u>	<u>Amount</u>	<u>No. of Attachments</u>
06/01/19	LCS	45963		95.00	0
01/15/21	Plumbtastic Solutions LLC	33907		2000.00	1
01/15/21	Nash Cohenour & Giessm	58497		44.00	1
01/15/21	Nash Cohenour & Giessm	58499		64.00	1
01/15/21	Nash Cohenour & Giessm	58498		261.60	1
01/19/21	HRES Maintenance & Mal	11921-5916-		104.00	1
01/19/21	HRES Maintenance & Mal	11921-6000-		42.00	1
01/19/21	Plumbtastic Solutions LLC	33904		2100.00	1
01/19/21	HRES Maintenance & Mal	11921-5916-		32.00	1
01/19/21	HRES Maintenance & Mal	11921-6000-		68.75	1
01/19/21	HRES Maintenance & Mal	11921-5800-		324.00	1
01/19/21	HRES Maintenance & Mal	11921-5810-		464.00	1
01/20/21	Whitworth Lawn & Landsc	1037		350.00	1
01/21/21	Plumbtastic Solutions LLC	33924		1700.00	1
01/21/21	Plumbtastic Solutions LLC	33933		285.00	1
01/22/21	Waste Management	2508259-217EFT 80025556356		883.71	1
01/25/21	Plumbtastic Solutions LLC	33937		800.00	1
01/26/21	HRES Maintenance & Mal	12621-6000-		315.00	1
01/26/21	HRES Maintenance & Mal	12621-5806-		176.50	1
01/26/21	HRES Maintenance & Mal	12621-5916-		64.00	1
01/26/21	HRES Maintenance & Mal	12621-6000-		31.25	1
01/26/21	HRES Maintenance & Mal	12621-6000-		207.00	1
01/27/21	Plumbtastic Solutions LLC	33952		2000.00	1
01/29/21	Oklahoma HOA Partner	0001		25.00	0
02/02/21	Plumbtastic Solutions LLC	33958		16000.00	1
02/02/21	Home Depot Credit Servic	9051036		11.95	1
02/02/21	Home Depot Credit Servic	9622595		36.36	1
02/02/21	Home Depot Credit Servic	9051003		106.91	1
02/02/21	HRES Maintenance & Mal	33937		80.00	0
02/02/21	HRES Maintenance & Mal	020221-5810		128.00	1
02/02/21	HRES Maintenance & Mal	020221-6000		75.00	1
02/02/21	HRES Maintenance & Mal	020221-6000		215.00	1
02/02/21	HRES Maintenance & Mal	020221-6000		248.00	1
02/02/21	HRES Maintenance & Mal	020221-6002		256.00	1
02/03/21	OG&E	5902-214Bel EFT 249982862		14.04	1
02/03/21	Home Depot Credit Servic	8051084		68.18	1
02/03/21	Home Depot Credit Servic	8611897		6.38	1
02/04/21	AT&T - ACH			401.48	0
02/04/21	Home Depot Credit Servic	7513204		22.78	1
02/08/21	Home Depot Credit Servic	3612571		11.55	1
02/08/21	Home Depot Credit Servic	3612542		129.68	1
02/08/21	City Of Oklahoma City	6000water02 EFT 5465149111		7154.67	1
02/08/21	Home Depot Credit Servic	3513711		9.73	1

02/08/21	Home Depot Credit Servic	3540960	45.25	1
02/09/21	HRES Maintenance & Mal	020921-6000	50.00	1
02/09/21	HRES Maintenance & Mal	020921-6002	160.00	1
02/09/21	HRES Maintenance & Mal	020921-6006	25.00	1
02/09/21	HRES Maintenance & Mal	020921-6006	372.00	1
02/09/21	HRES Maintenance & Mal	020921-CLU	242.00	1
02/09/21	HRES Maintenance & Mal	020921-6000	63.00	1
02/09/21	HRES Maintenance & Mal	020921-6000	75.00	1
02/09/21	HRES Maintenance & Mal	020921-6000	184.00	1
02/10/21	Symmetry Energy Solutior	9335114 37683	1761.73	1
02/11/21	OG&E	5914ele0208EFT 250210319	42.89	1
02/11/21	OG&E	5908ele0208EFT 250210304	40.70	1
02/11/21	OG&E	5808ele0208EFT 250210188	32.41	1
02/11/21	OG&E	5804ele0208EFT 250210192	55.00	1
02/11/21	OG&E	6000OFCele EFT 250210271	236.11	1
02/11/21	OG&E	6004ele0208EFT 250210513	178.48	1
02/11/21	OG&E	5814ele0208EFT 250210522	33.35	1
02/11/21	OG&E	5810ele0208EFT 250210433	30.99	1
02/11/21	OG&E	5818ele0208EFT 250210401	41.85	1
02/11/21	OG&E	5904ele0208EFT 250210398	32.94	1
02/11/21	OG&E	5900ele0208EFT 250210395	33.89	1
02/11/21	OG&E	6000LITEele EFT 250210385	61.53	1
02/12/21	JTS Financial Services, LI	00106	4274.10	1
02/15/21	Home Depot Credit Servic	6432262	63.90	1
02/15/21	Home Depot Credit Servic	6432268	26.27	1
02/16/21	Home Depot Credit Servic	5052124	25.91	1
02/16/21	Home Depot Credit Servic	5613372	83.59	1
02/16/21	Home Depot Credit Servic	5514479	45.45	1
02/16/21	Home Depot Credit Servic	5514446	33.66	1
02/16/21	Home Depot Credit Servic	5052123	117.40	1
02/17/21	Plumbtastic Solutions LLC	34061	1625.00	1
02/17/21	Byerley Services	2-1741	3700.00	1
02/17/21	Home Depot Credit Servic	4514533	80.77	1
02/17/21	Home Depot Credit Servic	4613761	16.27	1
02/17/21	Home Depot Credit Servic	4514539	12.61	1
02/18/21	Home Depot Credit Servic	3613523	538.53	1
02/19/21	Home Depot Credit Servic	2512905	54.28	1
02/19/21	Home Depot Credit Servic	2520163	84.68	1
02/19/21	Oklahoma HOA Partner	JAN21MGM	1941.87	0

Aged Receivables (Charge Summary)

Current members as of 02/28/21

Type	Description	0-30	31-60	61-90	91+	Total
BB	Beginning Balance	0.00	0.00	0.00	25,179.38	25,179.38
NSFFEE	Non-Sufficient Funds Fee	0.00	0.00	10.00	20.00	30.00
LC	Late Charge	1,210.55	972.91	905.21	9,395.67	12,484.34
CB	Charge Back Maintenance	1,338.96	438.00	0.00	0.00	1,776.96
CL	Closing Letter	50.00	0.00	0.00	0.00	50.00
DC	Dues Charge	4,996.91	2,135.42	1,735.24	31,624.80	40,492.37
LG	Legal Fees	369.60	1,627.12	0.00	17,356.96	19,353.68
SA	Special Assessment	190,285.79	2,175.87	0.00	3,002.58	195,464.24
UREIMB	Utility reimbursement	0.00	0.00	0.00	64.55	64.55
MISC	Misc Credit or Charge toward:	0.00	0.00	0.00	1,752.30	1,752.30
MAINT2	Reimbursable Maintenance C	0.00	0.00	0.00	1,448.34	1,448.34
UT	Utility Bill Back	14.04	259.30	0.00	0.00	273.34
INS	Insurance shortage	365.02	147.04	66.40	400.40	978.86
TITLE	Title Transfer Fee	400.00	0.00	0.00	0.00	400.00
		199,030.87	7,755.66	2,716.85	90,244.98	299,748.36

Move In / Move Out

6000 Penn HOA

Date Range: 02/01/21 - 02/28/21

Move In

Member Name	Acc	Unit	Unit Type	Address	Lease Start	Lease End	Move In	Move Out
BLDG 5808-5810								
Salazar, Arturo	150	206b	2BT	5810 N Pennsylvania Ave			2/16/21	
Total move ins in building			1					
BLDG 6006-6008-6010								
Steinmetz, Miche	151	14a	2BW	6008 N Pennsylvania Ave			2/12/21	
Easton, Stephen	152	15	2BW	6008 N Pennsylvania Ave			2/19/21	
Total move ins in building			2					

Move Out

Member Name	Acc	Unit	Unit Type	Address	Lease Start	Lease End	Move In	Move Out	Exp. Move Out
BLDG 5808-5810									
Sulzycki, Rhea D.	56	206b	2BT	5810 N Pennsylvania Ave	8/1/14	2/16/21	8/1/14	2/16/21	
Total move outs in building			1						
BLDG 6006-6008-6010									
Barve, Mihir	30	14a	2BW	2240 NW 164	7/31/14		7/31/14	2/12/21	
Pahl, Mark	32	15	2BW	3535 NW 58th St. Suit	7/31/14		7/31/14	2/19/21	
Total move outs in building			2						

Report Summary

Detail	Value
Date Range	2/1/21 - 2/28/21
Days In Range	28
Move Ins	3
Move Outs	3
Net Change in Occupancy	0
Total Move Ins / Move Outs	6

Occupancy Reconciliation

Detail	Value
Occupancy on 1/31/21	80
Move Ins from 2/1/21 to 2/28/21	+ 3
Move Outs from 2/1/21 to 2/28/21	- 3
Move Outs on 1/31/21	- 0
Move Outs on 2/28/21	+ 0
Occupancy on 2/28/21	80