

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

All Buildings

Comparison Periods: 01/01/21 - 01/31/21 and 01/01/21 - 01/31/21 (cash basis)

	Actual 01/01/21 - 01/31/21	Budget 01/21 - 01/21	\$ Change	% Change	Actual YTD 01/01/21 - 01/31/21	Budget YTD 01/21 - 01/21	\$ Change	% Change
INCOME								
4000 INCOME								
302 Membership Dues Income	25,292.18	26,233.00	-940.82	-3.6 %	25,292.18	26,233.00	-940.82	-3.6 %
306 Payment Plans	0.00	30.00	-30.00	-100.0 %	0.00	30.00	-30.00	-100.0 %
307 Interest Income	0.00	0.43	-0.43	-100.0 %	0.00	0.43	-0.43	-100.0 %
309 Late Fees	59.50	0.00	59.50		59.50	0.00	59.50	
310 Special Assessment	4,266.82	1,819.50	2,447.32	134.5 %	4,266.82	1,819.50	2,447.32	134.5 %
320 Other Income	-30.00	0.00	-30.00		-30.00	0.00	-30.00	
319 Closing Letter	100.00	0.00	100.00		100.00	0.00	100.00	
308 Insurance Short Fall	2,075.93	1,916.67	159.26	8.3 %	2,075.93	1,916.67	159.26	8.3 %
4003 Title Transfer Fee	600.00	200.00	400.00	200.0 %	600.00	200.00	400.00	200.0 %
4000 Total INCOME	32,364.43	30,199.60	2,164.83	7.2 %	32,364.43	30,199.60	2,164.83	7.2 %
TOTAL INCOME	32,364.43	30,199.60	2,164.83	7.2 %	32,364.43	30,199.60	2,164.83	7.2 %
EXPENSE								
600 Management								
6002 Management Fees	2,369.70	2,100.00	269.70	12.8 %	2,369.70	2,100.00	269.70	12.8 %
6003 In-House Admin	0.00	30.00	-30.00	-100.0 %	0.00	30.00	-30.00	-100.0 %
600 Total Management	2,369.70	2,130.00	239.70	11.3 %	2,369.70	2,130.00	239.70	11.3 %
604 Utilities								
5011 Electric	1,006.00	216.49	789.51	364.7 %	1,006.00	216.49	789.51	364.7 %
5015 Gas And Propane	2,290.64	1,800.00	490.64	27.3 %	2,290.64	1,800.00	490.64	27.3 %
5017 Water	10,856.58	7,500.00	3,356.58	44.8 %	10,856.58	7,500.00	3,356.58	44.8 %
6001 Trash Removal	879.33	900.00	-20.67	-2.3 %	879.33	900.00	-20.67	-2.3 %
6018 Cable, Internet & Telephone	436.36	297.57	138.79	46.6 %	436.36	297.57	138.79	46.6 %
604 Total Utilities	15,468.91	10,714.06	4,754.85	44.4 %	15,468.91	10,714.06	4,754.85	44.4 %
607 Repairs & Maintenance								
1 Landscaping								
30 Contract Landscape	1,960.00	2,000.00	-40.00	-2.0 %	1,960.00	2,000.00	-40.00	-2.0 %
31 In-house Grounds	185.00	325.00	-140.00	-43.1 %	185.00	325.00	-140.00	-43.1 %
1 Total Landscaping	2,145.00	2,325.00	-180.00	-7.7 %	2,145.00	2,325.00	-180.00	-7.7 %
7 Flooring	28.80	0.00	28.80		28.80	0.00	28.80	
10 Materials & Supplies	602.02	191.67	410.35	214.1 %	602.02	191.67	410.35	214.1 %
11 Plumbing	1,753.01	0.00	1,753.01		1,753.01	0.00	1,753.01	
12 Contract Labor	994.50	291.67	702.83	241.0 %	994.50	291.67	702.83	241.0 %
14 Gate Maintenance	175.00	0.00	175.00		175.00	0.00	175.00	
21 Building Maintenance (general)	233.34	0.00	233.34		233.34	0.00	233.34	

	Actual 01/01/21 - 01/31/21	Budget 01/21 - 01/21	\$ Change	% Change	Actual YTD 01/01/21 - 01/31/21	Budget YTD 01/21 - 01/21	\$ Change	% Change
25 Boiler Maintenance	3,815.40	50.00	3,765.40	7,530.8 %	3,815.40	50.00	3,765.40	7,530.8 %
609 Steps	361.36	0.00	361.36		361.36	0.00	361.36	
607 Total Repairs & Maintenance	10,108.43	2,858.34	7,250.09	253.6 %	10,108.43	2,858.34	7,250.09	253.6 %
700 Office / Admin								
678 Bank Charges / Fees	47.19	0.00	47.19		47.19	0.00	47.19	
679 Accounting Software	190.00	95.00	95.00	100.0 %	190.00	95.00	95.00	100.0 %
700 Total Office / Admin	237.19	95.00	142.19	149.7 %	237.19	95.00	142.19	149.7 %
5005 Insurance	6,329.86	4,625.00	1,704.86	36.9 %	6,329.86	4,625.00	1,704.86	36.9 %
5006 Legal, Professional Fees	2,067.12	1,445.50	621.62	43.0 %	2,067.12	1,445.50	621.62	43.0 %
5010 Taxes	0.00	300.00	-300.00	-100.0 %	0.00	300.00	-300.00	-100.0 %
6005 Special Assessed Project								
6007 SA Plumbing	5,983.36	1,819.50	4,163.86	228.8 %	5,983.36	1,819.50	4,163.86	228.8 %
6005 Total Special Assessed Project	5,983.36	1,819.50	4,163.86	228.8 %	5,983.36	1,819.50	4,163.86	228.8 %
TOTAL EXPENSE	42,564.57	23,987.40	18,577.17	77.4 %	42,564.57	23,987.40	18,577.17	77.4 %
OTHER INCOME								
8000 Unallocated Prepays	-1,003.59	0.00	-1,003.59		-1,003.59	0.00	-1,003.59	
TOTAL OTHER INCOME	-1,003.59	0.00	-1,003.59		-1,003.59	0.00	-1,003.59	
OTHER EXPENSE								
5102 Reserve Transfer	0.00	2,600.00	-2,600.00	-100.0 %	0.00	2,600.00	-2,600.00	-100.0 %
TOTAL OTHER EXPENSE	0.00	2,600.00	-2,600.00	-100.0 %	0.00	2,600.00	-2,600.00	-100.0 %
NET INCOME	-11,203.73	3,612.20	-14,815.93	-410.2 %	-11,203.73	3,612.20	-14,815.93	-410.2 %
NET INCOME SUMMARY								
Income	32,364.43	30,199.60	2,164.83	7.2 %	32,364.43	30,199.60	2,164.83	7.2 %
Expense	-42,564.57	-23,987.40	-18,577.17	77.4 %	-42,564.57	-23,987.40	-18,577.17	77.4 %
Other Income & Expense	-1,003.59	-2,600.00	1,596.41	61.4 %	-1,003.59	-2,600.00	1,596.41	61.4 %
NET INCOME	-11,203.73	3,612.20	-14,815.93	-410.2 %	-11,203.73	3,612.20	-14,815.93	-410.2 %

Balance Sheet

All Buildings
As of 01/31/21 (cash basis)

ASSETS

Bank Account		
1004 First Citizens Bank op		26,166.25
1008 First Citizens Bank Reserve		<u>23,452.40</u>
Total Bank Account		49,618.65
Other Current Asset		
1100 Undeposited Funds		-3,219.22
2006 Pass-through		<u>788.80</u>
Total Other Current Asset		-2,430.42
Fixed Asset		
1009 Equipment & Machinery		<u>875.96</u>
Total Fixed Asset		<u>875.96</u>
TOTAL ASSETS		<u><u>48,064.19</u></u>

LIABILITIES & EQUITY

Liabilities

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

Equity

3000 Net Income		6,444.37
3001 Retained Earnings		<u>-12,432.24</u>
Total Equity		<u>-5,987.87</u>
TOTAL LIABILITIES & EQUITY		<u><u>48,064.19</u></u>

Bank Reconciliation Report

First Citizens Bank op

Reconciled on: 01/31/21

6000

Deposits

Date	Ref #	Details	Amount
01/01/21	D1564	Bank Deposit: Epay	240.07
01/01/21	D1565	Bank Deposit: Epay	43.98
01/05/21	D1566	Bank Deposit	1,929.69
01/05/21	D1567	Bank Deposit	3,222.33
01/06/21	D1573	Bank Deposit: Epay	767.91
01/07/21	D1568	Bank Deposit: Epay	2,096.80
01/07/21	D1569	Bank Deposit	2,315.97
01/08/21	D1570	Bank Deposit: Epay	269.66
01/08/21	D1571	Bank Deposit: Epay	440.46
01/09/21	D1572	Bank Deposit: Epay	787.76
01/13/21	D1574	Bank Deposit: Epay	269.66
01/13/21	D1575	Bank Deposit	5,487.44
01/13/21	D1576	Bank Deposit	591.84
01/14/21	D1577	Bank Deposit	676.95
01/15/21	D1578	Bank Deposit: Epay	339.96
01/16/21	D1579	Bank Deposit: Epay	1,064.29
01/18/21	D1580	Bank Deposit	2,984.74
01/19/21	D1581	Bank Deposit	1,535.14
01/21/21	D1582	Bank Deposit: Epay	1,626.51
01/22/21	D1583	Bank Deposit: Epay	1,141.60
01/27/21	D1584	Bank Deposit: Epay	347.91
01/28/21	D1585	Bank Deposit: Epay	240.00
01/29/21	D1586	Bank Deposit: Epay	172.50
01/29/21	D1587	Bank Deposit	1,211.38
			29,804.55

Payments

Date	Ref #	Details	Amount
12/16/20	1405	A Step Above Roofing L.L.C.	249.00
01/05/21	ACH	AT&T	98.68
01/05/21	ACH	AT&T	300.97
01/06/21	1430	Capital One Bank	431.40
01/21/21	1436	City Of Oklahoma City	10,856.58
01/27/21	1445	Cox Business Services	36.71
01/13/21	1432	Home Depot Credit Services Dept. 32-2183432230	114.41
01/06/21	1428	Home Depot Credit Services Dept. 32-2183432230	368.66
12/16/20	1399	HRES Maintenance & Make Ready	80.00
12/16/20	1400	HRES Maintenance & Make Ready	75.00
12/16/20	1401	HRES Maintenance & Make Ready	25.00
01/06/21	1425	HRES Maintenance & Make Ready	620.00
01/06/21	EFT	IPFS Corporation	4,625.86
01/11/21	J63	Journal	37.19
01/11/21	J63	Journal	10.00
01/06/21	1424	Mike Sulzycki	33.19
01/06/21	1426	Nash Cohenour & Giessmann, PC	2,067.12
01/21/21	1438	OG&E	985.52
12/30/20	1423	Oklahoma HOA Partner	50.00
12/23/20	1421	Oklahoma Red Door Management	37.05
12/30/20	EFT	ONG	533.59

Date	Ref #	Details	Amount
01/27/21	1447	ONG	559.67
01/13/21	1431	Plumbtastic Solutions LLC	3,085.18
01/06/21	1427	Plumbtastic Solutions LLC	600.00
12/30/20	1422	Plumbtastic Solutions LLC	2,825.00
01/06/21	ACH	Symmetry Energy Solutions	1,730.97
01/06/21	1429	Waste Management	879.33
12/23/20	1420	Whitworth Lawn & Landscape	1,960.00
			33,276.08

Outstanding Deposits

Date	Ref #	Details	Amount
01/29/21	D1588	Bank Deposit	1,830.96
01/30/21	D1589	Bank Deposit: Epay	172.50
			2,003.46

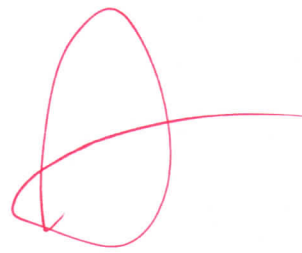
Outstanding Payments

Date	Ref #	Details	Amount
01/21/21	1435	A & A Mechanical, Inc	975.00
01/13/21	1433	A & A Mechanical, Inc	218.75
01/13/21	1434	Byerley Services	175.00
12/23/20	1418	Candace Pahl	560.00
01/27/21	1442	Home Depot Credit Services Dept. 32-2183432230	509.09
01/27/21	1443	HRES Maintenance & Make Ready	213.18
01/21/21	1437	HRES Maintenance & Make Ready	4,312.50
01/27/21	1446	Jackson Mechanical Services	340.25
01/27/21	1441	OG&E	20.48
01/13/21	EFT	ohp	95.00
01/06/21	EFT	ohp	95.00
01/21/21	1439	Oklahoma HOA Partner	2,519.70
01/21/21	1440	Plumbtastic Solutions LLC	2,135.18
01/27/21	1444	Professional Insuror's	1,704.00
01/27/21	1448	Whitworth Lawn & Landscape	1,960.00
			15,833.13

Re-mail

Summary

Beginning Balance:	43,467.45	Reconciled Balance	39,995.92
+ Selected Deposits (24)	29,804.55	+ Uncleared Deposits	2,003.46
- Selected Payments (28)	33,276.08	- Outstanding Checks	15,833.13
Ending Balance:	39,995.92	Register Balance	26,166.25
Goal:	39,995.92		
Difference:	0.00		



Owner Bill Attachments

All Owners

Paid between 01/01/21 and 01/31/21

<u>Bill Date</u>	<u>Vendor</u>	<u>Invoice #</u>	<u>Memo</u>	<u>Amount</u>	<u>No. of Attachments</u>
01/01/19	LCS	45963		95.00	0
05/01/19	LCS	45963		95.00	0
12/01/20	IPFS Corporation	okc-382098		4625.86	0
12/09/20	AT&T - ACH	6000int1209		98.68	1
12/10/20	Mike Sulzycki	MikeSReimb		33.19	1
12/15/20	Nash Cohenour & Giessm	58418		1627.12	1
12/15/20	Nash Cohenour & Giessm	58337		440.00	1
12/15/20	HRES Maintenance & Mal	121520-5820		565.00	1
12/15/20	HRES Maintenance & Mal	121520-6000		55.00	1
12/16/20	Professional Insuror's	6000INS1210		1704.00	1
12/17/20	Plumbtastic Solutions LLC	33732		600.00	1
12/21/20	Home Depot Credit Servic	2612599		80.18	1
12/22/20	HRES Maintenance & Mal	122220-6000		192.00	1
12/22/20	HRES Maintenance & Mal	122220-6000		168.00	1
12/22/20	HRES Maintenance & Mal	122220-6000		25.00	1
12/22/20	Waste Management	2504109-217EFT 80023987700		879.33	1
12/23/20	Home Depot Credit Servic	0521482		29.18	1
12/23/20	Home Depot Credit Servic	0513693		25.96	1
12/24/20	Symmetry Energy Solutior	9146724 37683		1730.97	1
12/28/20	Home Depot Credit Servic	5054269		78.03	1
12/28/20	Home Depot Credit Servic	5010126		143.58	1
12/28/20	Home Depot Credit Servic	5613378		11.73	1
12/29/20	HRES Maintenance & Mal	122920-6000		32.00	1
12/29/20	HRES Maintenance & Mal	122920-6000		335.50	1
12/29/20	HRES Maintenance & Mal	122920-6000		30.00	1
12/29/20	HRES Maintenance & Mal	122920-6000		1113.00	1
12/29/20	HRES Maintenance & Mal	122920-6000		25.00	1
12/29/20	HRES Maintenance & Mal	122920-6000		252.00	1
12/29/20	Capital One Bank	S2262720 4154177963163045		431.40	1
12/31/20	Plumbtastic Solutions LLC	33802		2135.18	1
01/02/21	Home Depot Credit Servic	0514504		18.35	1
01/02/21	Home Depot Credit Servic	0620353		7.52	1
01/02/21	Plumbtastic Solutions LLC	33811		950.00	1
01/04/21	Home Depot Credit Servic	8054593		88.54	1
01/04/21	A & A Mechanical, Inc	8498		218.75	1
01/05/21	Plumbtastic Solutions LLC	33824		2135.18	1
01/05/21	HRES Maintenance & Mal	010521-5904		100.00	1
01/05/21	HRES Maintenance & Mal	010521-6000		217.00	1
01/05/21	HRES Maintenance & Mal	010521-5916		146.00	1
01/05/21	HRES Maintenance & Mal	010521-6000		756.00	1
01/05/21	HRES Maintenance & Mal	010521-5916		32.00	1
01/05/21	HRES Maintenance & Mal	010521-5800		75.00	1
01/05/21	HRES Maintenance & Mal	010521-6000		36.25	1

01/06/21	Byerley Services	21891	175.00	1
01/08/21	Cox Business Services	6000phone0:EFT L2MOG5	36.71	1
01/08/21	A & A Mechanical, Inc	33914	975.00	1
01/09/21	AT&T - ACH	6000int0109:	300.97	1
01/11/21	City Of Oklahoma City	6000water01EFT 2146793400	10856.58	1
01/12/21	HRES Maintenance & Mal	011221-6000	43.75	1
01/12/21	HRES Maintenance & Mal	011221-6000	734.00	1
01/13/21	OG&E	5808ele0111EFT 248920807	33.65	1
01/13/21	OG&E	5810ele0111EFT 248920762	40.18	1
01/13/21	OG&E	5814ele0111EFT 248920830	34.68	1
01/13/21	OG&E	5818ele0111EFT 248920871	45.88	1
01/13/21	OG&E	5900ele0111EFT 248920883	35.42	1
01/13/21	OG&E	5904ele0111EFT 248920837	34.29	1
01/13/21	OG&E	5908ele0111EFT 248920842	44.34	1
01/13/21	OG&E	6000liteEle0 EFT 248920958	61.51	1
01/13/21	OG&E	6000ofcEle0 EFT 248921020	337.25	1
01/13/21	OG&E	6004ele0111EFT 248920963	216.30	1
01/13/21	OG&E	5804ele0111EFT 248921102	55.00	1
01/13/21	OG&E	5914ele0111EFT 248920956	47.02	1
01/14/21	ONG	6000gas0111EFT 23398974	559.67	1
01/14/21	Jackson Mechanical Servi	20-2288	340.25	1
01/15/21	OG&E	5814-208Ael	20.48	1
01/18/21	Oklahoma HOA Partner	115closing	50.00	0
01/18/21	Oklahoma HOA Partner	DEC20MGM	2369.70	0
01/18/21	Home Depot Credit Servic	4162579	59.75	1
01/18/21	Home Depot Credit Servic	4011618	169.97	1
01/18/21	Home Depot Credit Servic	4055793	250.57	1
01/18/21	Oklahoma HOA Partner	110closing	50.00	0
01/18/21	Oklahoma HOA Partner	117closing	50.00	0
01/19/21	Home Depot Credit Servic	3610011	28.80	1
01/20/21	Whitworth Lawn & Landsc	1037	1960.00	1
01/21/21	HRES Maintenance & Mal	33824	213.18	0

7220 S. Western Ave Suite 103
Oklahoma City, OK 73139



6000 Penn HOA 2021 Water Repipe Project

1. Plumbing	
a. Cold water supply for 6004-6010 to 5914/5912 building breezeway:	\$16,000 (completed) PHS 1
b. Hot water supply for 6004-6010 units:	\$16,000* (working) PHS 2
c. Cold & hot water supply for 5910-5916 units:	\$30,000 PHS 3
d. Cold & hot water supply for 5820-5908 units:	\$30,000** PHS 4
e. Cold & hot water supply for 5808-5818 units:	\$35,000** PHS 5
f. 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

ESTIMATE PROJECT TOTAL:

\$250,000

Project is being done in 6 Phases with Phase 1 already being done. When we originally pitched the project, we were still waiting on actual estimates but our projections were very close. We had thought the project would be done in 3 Phases but it has been broken down even more.

*mgmt and in-house maintenance believe most manifolds are going to have to be replaced or that they may not exist & therefore need recreated.

** this phase we will not trench but do burrowing in front of the lower level units. Cost for this is \$1.58/linear foot at approximately 900 feet. It is not clear that this price is included in plumbing so we are expecting an increase.

Unit Type Assessment

TYPE TOTAL ASSESSMENT:

<u>.80%</u>	<u>\$2000.00</u>
<u>.92%</u>	<u>\$2300.00</u>
<u>1.15%</u>	<u>\$2875.00</u>
<u>1.49%</u>	<u>\$3725.00</u>
<u>1.5%</u>	<u>\$3750.00</u>
<u>1.94%</u>	<u>\$4850.00</u>

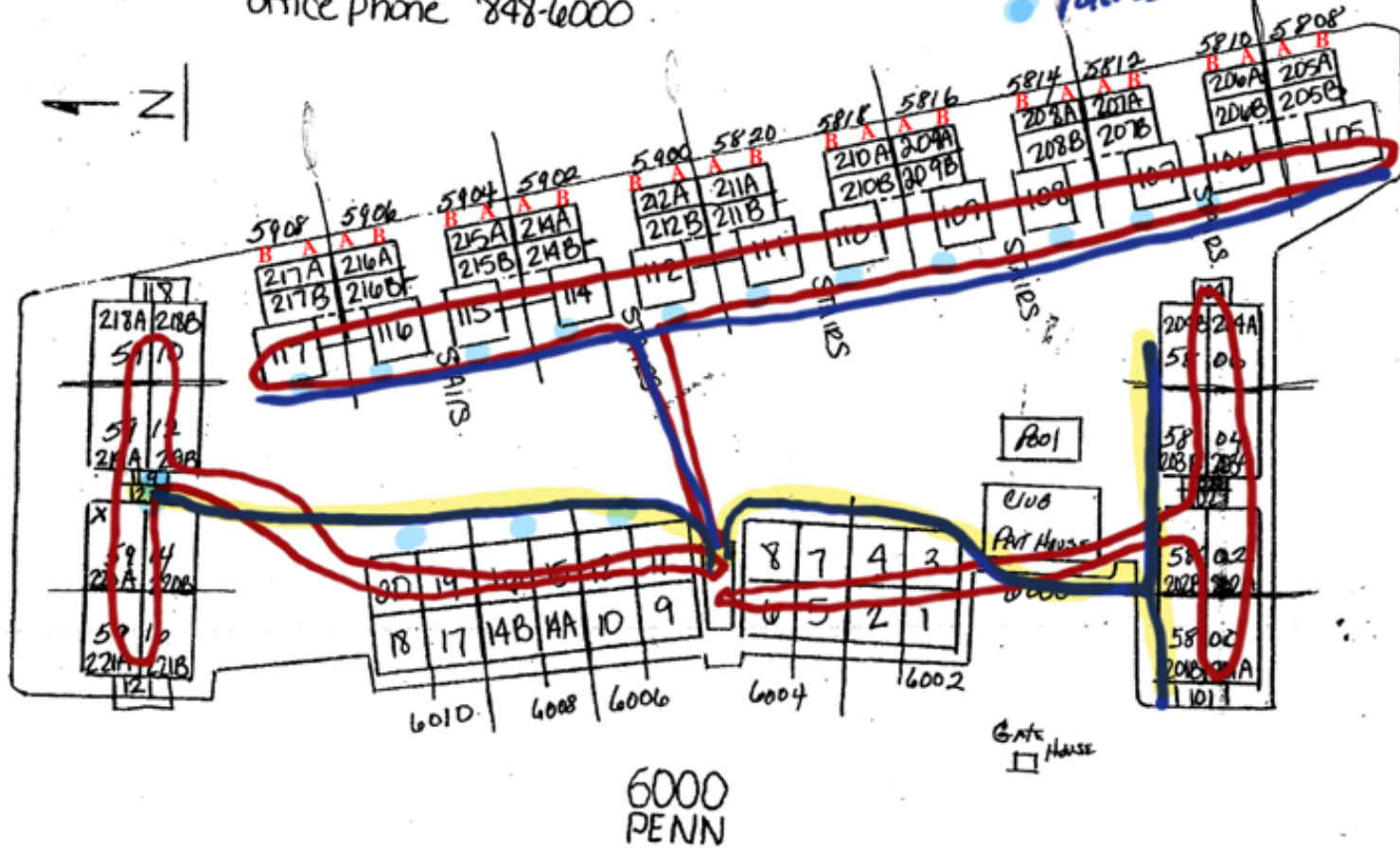
405-677-9116

www.okhoapartner.com

mgmt@okhoapartner.com

6000 N. PENNSYLVANIA AVENUE
OKLAHOMA CITY, OK 73112-7300
Office phone 848-6000.

HOT
COLD
Valves



CURRENT ESTIMATED
SCHEMATIC

Blue - cold water

Red - hot water

Light blue - shut off valves

Light yellow - replaced



Plumbtastic Solutions LLC

Oklahoma Red Door Group
7220 S Western Ave, 103
Oklahoma City, OK 73139

☎ (405) 677-9116
✉ Invoice@hoppis.net

INVOICE	#33958
SERVICE DATE	Feb 02, 2021
INVOICE DATE	Feb 04, 2021
DUE	upon receipt
AMOUNT DUE	\$16,000.00

SERVICE ADDRESS

6006 N Pennsylvania Ave
Oklahoma City, OK 73112

CONTACT US

3825 NW 166st St, A12
Edmond, OK 73012

☎ (405) 471-5545
✉ info@plumbtasticsolutions.com

Service completed by: Zachary Crowell, Adam Technician

INVOICE

Services	amount
Cold Water Leak in Courtyard Cold water leak on line outside of building 6006 that feeds units 9,10,11, and 12 in the courtyard.	
Main Water Service Replaced 250' of 2" main water line service loop coming from boiler servicing the apartment buildings 6006, 6008, and 6010 put in 5 shut off valves with risers. Excavated and dug to expose all connections going from 2" to 1 1/4". Backfilled and leveled out ground.	\$16,000.00
Total	\$16,000.00

Your time & business is greatly appreciated!
Questions or concerns? Please Call 405-471-5545 OK Lic# 067080

Plumbtastic Solutions LLC would love your feedback. Post a review to our profile.



ESTIMATE	#1888
ESTIMATE DATE	Feb 06, 2021
TOTAL	\$16,000.00

Plumbtastic Solutions LLC

Oklahoma Red Door Management
 14413 N Pennsylvania Ave
 Oklahoma City, OK 73134

☎ (405) 677-9116
 ✉ Invoice@hoppis.net

SERVICE ADDRESS

6000 N Pennsylvania Ave
 Oklahoma City, OK 73112

CONTACT US

3825 NW 166st St, A12
 Edmond, OK 73012

☎ (405) 471-5545
 ✉ info@plumbtasticsolutions.com

ESTIMATE

Services	amount
<p>1st Segment-To finish out hot main service line servicing 6010, 6008, 6006</p> <p>Disconnect existing 2" duct tile line feeding underneath building 6010, 6008, 6006. Starting from inside boiler room reroute 2" uponor pex line in boiler room feeding overhead into attic space continuing through attic to north side then dropping down into building 6010 unit 18. Inside unit 18 will need to penetrate floor, expose existing 2" duct tile, hot main water line feed, then tie in newly ran 2" water line feeding back underneath footing.</p> <p>We are capping off all connections to manifolds from old service line underneath slab. Then reconnecting new service line overhead in upper units to existing manifolds.</p> <p>Estimate includes concrete removal, excavation for connections outside, pour back rough grade concrete patch. Will tack and insulate lines overhead. All new connections at manifolds for hot water line service will have shut off valves allowing units to be isolated for future maintenance.</p>	\$16,000.00
Total	\$16,000.00

Your time & business is greatly appreciated!
 Questions or concerns? Please Call 405-471-5545 OK Lic# 067080

Plumbtastic Solutions LLC would love your feedback. Post a review to our profile.
<https://g.page/plumbtastic-solutions-llc/review>



Plumbtastic Solutions LLC

Oklahoma Red Door Management
14413 N Pennsylvania Ave
Oklahoma City, OK 73134

☎ (405) 677-9116
✉ Invoice@hoppis.net

ESTIMATE	#1888-2
ESTIMATE DATE	Feb 06, 2021
SCHEDULED DATE	Sat Feb 6, 2021 12:00pm
TOTAL	\$30,000.00

SERVICE ADDRESS

6000 N Pennsylvania Ave
Oklahoma City, OK 73112

CONTACT US

3825 NW 166st St, A12
Edmond, OK 73012

☎ (405) 471-5545
✉ info@plumbtasticsolutions.com

ESTIMATE

Services	amount
Segment #2-In ground repipe hot and cold water service for buildings 5916, 5914, 5912, 5910. Excavation/Installation-New waterline service 1-hot 2" PVC waterline up to 100' buried at a depth of 2'. 1-cold 2" PVC waterline up to 100' buried at a depth of 2'. 1-1" PEX hot return line up to 100' buried at a depth of 2'. Servicing buildings 5916, 5914, 5912, 5910. Will provide new shut off valves to isolate above unit upon reconnection of new waterline service to existing service lines feeding back into building. Bed lines in with appropriate material insulate lines needing to be insulated, install risers for shut off valves backfill, grade ditch line. Will have utility service lines located before excavation & groundwork begins. It is our goal when excavating to avoid any non-locatable lines under ground. But in the event due to unforeseen causes we are not responsible for damage or repairs of non-locatable lines. Sprinkler, electrical conduit, old gas services, french drain, etc.	\$30,000.00
Total	\$30,000.00

Your time & business is greatly appreciated!
Questions or concerns? Please Call 405-471-5545 OK Lic# 067080

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Plumbtastic Solutions LLC

Oklahoma Red Door Management
14413 N Pennsylvania Ave
Oklahoma City, OK 73134

(405) 677-9116
Invoice@hoppis.net

ESTIMATE	#1888-3
ESTIMATE DATE	Feb 06, 2021
SCHEDULED DATE	Sat Feb 6, 2021 12:00pm
TOTAL	\$30,000.00

SERVICE ADDRESS

6000 N Pennsylvania Ave
Oklahoma City, OK 73112

CONTACT US

3825 NW 166st St, A12
Edmond, OK 73012

(405) 471-5545
info@plumbtasticsolutions.com

ESTIMATE

Services	amount
Segment #3-In ground repipe 1-1" PEX hot return line and 1-2" PVC cold water service line, 1-2" PVC hot service line for buildings 5908, 5906, 5904, 5902, 5900, 5820	\$30,000.00
Excavation/Installation-New waterline service	
<p>1-hot 2" PVC waterline up to 300' buried at a depth of 2'. 1-cold 2" PVC waterline up to 300' buried at a depth of 2'. 1-1" PEX hot return line up to 300' buried at a depth of 2'. Servicing buildings 5908, 5906, 5904, 5902, 5900, 5820. Will provide new shut off valves to isolate above unit upon reconnection of new waterline service to existing service lines feeding back into building. Bed lines in with appropriate material insulate lines needing to be insulated, install risers for shut off valves backfill, grade ditch line.</p> <p>Will have utility service lines located before excavation & groundwork begins.</p> <p>It is our goal when excavating to avoid any non-locatable lines under ground. But in the event due to unforeseen causes we are not responsible for damage or repairs of non-locatable lines. Sprinkler, electrical conduit, old gas services, french drain, etc.</p>	
Total	\$30,000.00

Your time & business is greatly appreciated!
Questions or concerns? Please Call 405-471-5545 OK Lic# 067080

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Plumbtastic Solutions LLC

Oklahoma Red Door Management
14413 N Pennsylvania Ave
Oklahoma City, OK 73134

(405) 677-9116
Invoice@hoppis.net

ESTIMATE	#1888-4
ESTIMATE DATE	Feb 06, 2021
SCHEDULED DATE	Sat Feb 6, 2021 12:00pm
TOTAL	\$35,000.00

SERVICE ADDRESS

6000 N Pennsylvania Ave
Oklahoma City, OK 73112

CONTACT US

3825 NW 166st St, A12
Edmond, OK 73012

(405) 471-5545
info@plumbtasticsolutions.com

ESTIMATE

Services	amount
Segment #4-In ground repipe 1-1" PEX hot return line and 1-2" PVC cold water service line, 1-2" PVC hot service line for buildings 5818, 5816, 5814, 5812, 5810, 5808	\$35,000.00
Excavation/Installation-New waterline service	
<p>1-hot 2" PVC waterline up to 400' buried at a depth of 2'. 1-cold 2" PVC waterline up to 400' buried at a depth of 2'. 1-1" PEX hot return line up to 400' buried at a depth of 2'. Servicing buildings 5818, 5816, 5814, 5812, 5810, 5808. Will provide new shut off valves to isolate above unit upon reconnection of new waterline service to existing service lines feeding back into building. Bed lines in with appropriate material insulate lines needing to be insulated, install risers for shut off valves backfill, grade ditch line.</p> <p>Will have utility service lines located before excavation & groundwork begins.</p> <p>It is our goal when excavating to avoid any non-locatable lines under ground. But in the event due to unforeseen causes we are not responsible for damage or repairs of non-locatable lines. Sprinkler, electrical conduit, old gas services, french drain, etc.</p>	

Total **\$35,000.00**

Your time & business is greatly appreciated!
Questions or concerns? Please Call 405-471-5545 OK Lic# 067080

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Plumbtastic Solutions LLC

Oklahoma Red Door Management
 14413 N Pennsylvania Ave
 Oklahoma City, OK 73134

(405) 677-9116
 Invoice@hoppis.net

ESTIMATE	#1888-5
ESTIMATE DATE	Feb 06, 2021
SCHEDULED DATE	Sat Feb 6, 2021
	12:00pm
TOTAL	\$57,000.00

SERVICE ADDRESS

6000 N Pennsylvania Ave
 Oklahoma City, OK 73112

CONTACT US

3825 NW 166st St, A12
 Edmond, OK 73012

(405) 471-5545
 info@plumbtasticsolutions.com

ESTIMATE

Services	amount
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Segment #5-To reroute overhead 2" hot main service line servicing buildings 6004, 6002 **\$18,000.00**

Disconnect existing 2" duct tile line feeding underneath building 6004, 6002. Starting from inside boiler room reroute 2" uponor pex line in boiler room feeding overhead into attic space continuing through attic to north side then dropping down into building 6002 unit 1. Inside unit 1 & 6 will need to penetrate floor, will need to bring line out from boiler room underneath footing into unit 6 then feed new line into attic. New line will drop from attic into unit 1 through concrete floor back underneath footing to exterior connection.

We are capping off all connections to manifolds from old service line underneath slab. Then reconnecting new service line overhead in upper units to existing manifolds.

Estimate includes concrete removal, excavation for connections outside, pour back rough grade concrete patch. Will tack and insulate lines overhead. All new connections at manifolds for hot water line service will have shut off valves allowing units to be isolated for future maintenance.

Segment #5-In ground repipe cold water service for buildings 5806, 5804, 5802, 5800, 6000 **\$39,000.00**

Excavation/Installation-New waterline service

1-hot 2" PVC waterline up to 300' buried at a depth of 2'.
 1-cold 2" PVC waterline up to 500' buried at a depth of 2'.
 1-1" PEX hot return line up to 500' buried at a depth of 2'. Servicing buildings 5806, 5804, 5802, 5800, 6000 . Will provide new shut off valves to isolate above unit upon reconnection of new waterline service to existing service lines feeding back into building. Bed lines in with appropriate material insulate lines needing to be insulated, install risers for shut off valves backfill, grade ditch line.

Will have utility service lines located before excavation & groundwork begins.

It is our goal when excavating to avoid any non-locatable lines under ground. But in the event due to unforeseen causes we are not responsible for damage or repairs of non-locatable lines. Sprinkler, electrical conduit, old gas services, french drain, etc.

Subtotal	\$57,000.00
Total	\$57,000.00

Your time & business is greatly appreciated!
 Questions or concerns? Please Call 405-471-5545 OK Lic# 067080