

Monthly Agenda
January 20, 2021
6000 Penn Homeowner Association

I. Open Meeting

II. Determination of Quorum

III. Approval of Minutes

IV. Financials

- a. **December 2020 Operating Account**
 - i. Total Income: \$ 39,495.12
 - ii. Total Expense: \$- 22,090.51
 - iii. Net Income: \$ 20,312.47 (after \$ prepaids)
- b. **December 2020 Reserve Account: \$ 23,451.80**
- c. **December 2020 - Operating Account: \$ 14,398.56**
- d. **Collections \$ 12/31/20 (\$125,295.79 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	10.00	0.00	0.00	20.00	30.00
LC	Late Charge	946.15	865.69	826.15	7,703.83	10,341.82
DC	Dues Charge	2,549.18	1,581.24	0.00	30,043.56	34,173.98
LG	Legal Fees	0.00	0.00	780.95	16,576.01	17,356.96
SA	Special Assessment	0.00	0.00	0.00	3,002.58	3,002.58
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	259.30	0.00	0.00	0.00	259.30
INS	Insurance shortage	124.95	57.20	0.00	343.20	525.35
		3,889.58	2,504.13	1,607.10	86,133.75	94,134.56

Liens filed: 0

- e. **Still w/counsel:**
 - i. #202A - \$ 18,886.49 CJ-2014-6920 and PB-2017-250 Additional funding received in January 2021
 - ii. #209B - \$ 22,903.84 / CJ-2020-758 Counsel informed mgmt that they are doing an HOA subpoena in their office Feb 10 @ 9AM
 - iii. #211B - \$ 34,064.02 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. CURRENT: capped water lines to kitchen where leaking. Cost billed back to Owner and exterior siding replaced where damaged. Owner is in process of moving. Counsel update 1/15/21: we are also trying to serve Tunnell with a subpoena HOA as well. We tried the sheriff's sale route on him, but it was a no-bid no sale, and my recollection is that we did not want to incur the expense of doing that again.
 - iv. 215A - \$17,193.58 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. Owner caused leak due to frozen pipe break behind their bathtub. Found no heat just running space heaters. Maintenance capped water supply at tub. Billed back to Owner.

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. PSI – trying to get a transformer for the key box. Not sure if it will work. Cost to replace: \$ _____ with Doorking product which changes from needing a landline telephone line but has cloud charge of \$279/year (Saves \$140.00/month for dialog line)
- b. Byerley cost to replace with product upgrade \$6600.00 (w/\$69.00/month cloud system and removes dialog phone line) or same brand product: \$3700.00 \$49/month cloud with cellular service included paid annually.

VI. New Business

- a. Hot water issues since last meeting: Over last 4 weeks, hot water was limited to a max temp of 'lukewarm'. Temp leaving boiler 120 max; Temp leaving storage tank 110 max; Temp at valve boxes maxed at 90. Spent 4 weeks searching for the resolve / source. TOTAL OUT TO PLUMBER: \$12,860.18 (not including sewer calls or in-house maintenance invoices)

- i. 12/11/20 Found yard leak between 107-106 \$2275.00.
- ii. 12/17/20 217a 2nd slab leak \$1800.00 (found during sewer line replacement)
- iii. 1/4/21 Found slab leaks at unit 121 \$2550.00.
- iv. 1/7/21 Found bad shower stems in 121.
- v. 01/07/21 120 Slab leak in recirc line \$2135.18
- vi. 1/15/21 Found slab leak in 115 in recirc line: \$2000.00 (repair)
- vii. 01/19/21 Slab leak at 101 in recirc line: \$2100.00 (repair)

As of 1/19/21, we began receiving messages that the hot water hasn't been this hot since they could remember in all except 203b. Current temp out of boiler: 169 Temp out of storage tank: 139

As of 1/20/21 units 203a & b, 104 and 204a & b have no hot water. Plumber is coming back to find issue under 103 floor. Unit #17 has a very hot spot in center of room where a previous repair had been made.

- b. Special Assessment discussion to pay for recent unbudgeted plumbing.
- c. Notice of Board member upcoming seats due to selling units before next meeting:
 - i. Mike Sulzycki (President)
 - ii. Mark Pahl (Vice President)

VII. Committee Update

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

Proposes the following course of action:

1. Install water shutoffs for the West building. We need to have the ability to isolate sections of the system for repairs. \$39,900.00
2. Discuss the quote received from Plumbtastic (attached for reference) for the shutoffs. We need to understand the difference in what was quoted versus the verbal estimates we received a while back. \$20,000.00
3. Obtain additional quotes for the existing shutoffs boxes. Plumbing companies identified were: (a) COE Plumbing, (b) Brandon's Plumbing, (c) Hull Plumbing, and (d) Plumb Crazy.
4. Install a backup boiler to greatly reduced the need to shut off water for the entire facility. \$27,709.00 (Jackson). Owner Hollingsworth has offer to sell one at wholesale for \$9000.00 (no labor)

5. Address some of the underground piping. From an email received from Sheila on Friday, it looks like addressing the East circulating line might be the place to start.

b. Landscape Committee

i. _____

VIII. Violations in Dispute:

IX. Homeowner Time

X. Announcements and Recommendations to Members / Other

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

XII. Adjournment

XIII. EXECUTIVE SESSION –

**6000 Penn Homeowner Association
Board of Directors Meeting Minutes
December 16, 2020**

- I. Meeting was called to order at 6:02 pm

- II. Board members present by virtual meeting: Mike Sulzycki, President; Chris Morriss, Secretary/Treasurer; Greg Stewart; Mark Pahl, Vice President; and Charles Angel.

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 after a correction with a motion by Greg Stewart and seconded by Chris Morriss.
 - a. **November 2020** Operating Account
 - i. Total Income: \$ 52,027.37
 - ii. Total Expense: \$-40,563.58
 - iii. Net Income: \$ 12,138.66 (after \$674.87 prepaids)
 - b. **November 2020** Reserve Account: \$ 23,451.80
 - c. **November 2020** - Operating Account: \$ 14,398.56
 - d. **Collections** \$104,042.98 11/30/20 (\$125,295.75 previous month) **EXH 4.D**

Type	Description	0-30	31-60	61-90	91+	Total
BB	Beginning Balance	0.00	0.00	0.00	35,318.98	35,318.98
NSFFEE	Non-Sufficient Funds Fee	0.00	0.00	0.00	20.00	20.00
LC	Late Charge	953.75	836.45	786.62	6,917.21	9,494.03
DC	Dues Charge	4,597.70	1,581.24	1,581.24	26,881.08	34,641.26
LG	Legal Fees	0.00	780.95	189.88	16,386.13	17,356.96
SA	Special Assessment	0.00	0.00	0.00	3,002.58	3,002.58
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	400.00	0.00	0.00	1,448.34	1,848.34
UT	Utility Bill Back	8.58	0.00	0.00	0.00	8.58
INS	Insurance shortage	187.50	57.20	57.20	233.50	535.40
		6,147.53	3,255.84	2,614.94	92,024.67	104,042.98

Liens filed: 0

- e. Still w/counsel: 211B, 202a, 209b, 215A
 - i. #202A - \$28,666.90 CJ-2014-6920 and PB-2017-250 Additional funding expected in December 20.
 - ii. #209B - \$22,244.84/ CJ-2020-758 Bank has taken no action since 02/07/20 due to it being Federally backed and protected by Cares Act. Ask attorneys for a new
 - iii. #211B - \$32,477.01 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. CURRENT: unit kitchen is leaking in to 111 bedroom and damaging the structure of building. Letter for access posted and mailed. No response. Members of the board will try to contact the owner.
 - 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. Counsel retired and assigned a new attorney.
- C. 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. PSI \$4871.00 – Work was in progress but got sidelined due to ice storm. Mgmt staff (with volunteers) protected the gate from collapse by chiseling away at the tree that fell. Staff disconnected new motor arm in process. A hinge needs rewelded then motor and be reconnected
 - b. According to Byerley Services, the control board was determined to be fried....by tampering....
- F. Outside lights on 6000-6010 replacement
 - a. Let it wait until 2021 and replace as they go out.
- G. 2021 Budget – approved by Board via electronic vote

VI. New Business

- A. Must get the water shutoffs fixed. This issue has been discussed for several year. Mark Pahl will get estimate from Plumbtastic.
- B. Next Meeting: Wednesday January 20, 2020 @ 6:00pm
Annual meeting: March 15, 2021
- C. Meeting adjourned at 6:51pm with a motion by Greg Stuart and 2nd by Charles Angel

Budget Comparison

6000 Penn HOA

Comparison Periods: 12/01/20 - 12/31/20 and 01/01/20 - 12/31/20 (cash basis)

	Actual 12/01/20 - 12/31/20	Budget 12/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/20 - 12/31/20	Budget YTD 01/20 - 12/20	\$ Change	% Change
INCOME								
4000 INCOME								
302 Membership Dues Income	37,872.65	26,233.00	11,639.65	44.4 %	369,055.74	314,796.00	54,259.74	17.2 %
307 Interest Income	0.60	2.00	-1.40	-70.0 %	5.18	24.00	-18.82	-78.4 %
309 Late Fees	124.56	15.00	109.56	730.4 %	2,061.67	180.00	1,881.67	1,045.4 %
310 Special Assessment	0.00	0.00	0.00		17,745.29	0.00	17,745.29	
317 Gate Cards	0.00	0.00	0.00		60.00	0.00	60.00	
320 Other Income	0.00	0.00	0.00		2,213.51	0.00	2,213.51	
319 Closing Letter	0.00	0.00	0.00		320.44	300.00	20.44	6.8 %
1065 General Reimbursement	400.00	0.00	400.00		307.27	0.00	307.27	
308 Insurance Short Fall	897.31	910.00	-12.69	-1.4 %	6,602.39	7,280.00	-677.61	-9.3 %
4003 Title Transfer Fee	200.00	0.00	200.00		1,600.00	0.00	1,600.00	
4000 Total INCOME	39,495.12	27,160.00	12,335.12	45.4 %	399,971.49	322,580.00	77,391.49	24.0 %
4099 Other Income	0.00	0.00	0.00		72.00	0.00	72.00	
TOTAL INCOME	39,495.12	27,160.00	12,335.12	45.4 %	400,043.49	322,580.00	77,463.49	24.0 %
EXPENSE								
600 Management								
6002 Management Fees	3,121.64	2,200.00	921.64	41.9 %	26,283.89	25,533.00	750.89	2.9 %
6003 In-House Admin	0.00	30.00	-30.00	-100.0 %	350.00	455.00	-105.00	-23.1 %
600 Total Management	3,121.64	2,230.00	891.64	40.0 %	26,633.89	25,988.00	645.89	2.5 %
604 Utilities								
5011 Electric	812.56	625.00	187.56	30.0 %	10,677.21	7,185.00	3,492.21	48.6 %
5015 Gas And Propane	1,909.76	1,500.00	409.76	27.3 %	18,975.38	18,000.00	975.38	5.4 %
5017 Water	8,012.07	6,200.00	1,812.07	29.2 %	97,447.95	78,300.00	19,147.95	24.5 %
6001 Trash Removal	869.62	795.00	74.62	9.4 %	10,504.14	9,540.00	964.14	10.1 %
6018 Cable, Internet & Telephone	525.39	225.00	300.39	133.5 %	4,416.97	2,700.00	1,716.97	63.6 %
604 Other Utilities	-8.58	0.00	-8.58		-257.52	0.00	-257.52	
604 Total Utilities	12,120.82	9,345.00	2,775.82	29.7 %	141,764.13	115,725.00	26,039.13	22.5 %
607 Repairs & Maintenance								
1 Landscaping								
30 Contract Landscape	1,960.00	2,000.00	-40.00	-2.0 %	27,208.28	24,000.00	3,208.28	13.4 %
31 In-house Grounds	180.00	225.00	-45.00	-20.0 %	5,296.00	3,600.00	1,696.00	47.1 %
2 Seasonal Plantings	0.00	0.00	0.00		0.00	250.00	-250.00	-100.0 %
32 Tree Trimming	0.00	0.00	0.00		921.46	2,450.00	-1,528.54	-62.4 %
1 Other Landscaping	0.00	0.00	0.00		116.37	0.00	116.37	
1 Total Landscaping	2,140.00	2,225.00	-85.00	-3.8 %	33,542.11	30,300.00	3,242.11	10.7 %

	Actual 12/01/20 - 12/31/20	Budget 12/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/20 - 12/31/20	Budget YTD 01/20 - 12/20	\$ Change	% Change
3 HVAC	0.00	0.00	0.00		219.90	250.00	-30.10	-12.0 %
5 Paint	0.00	0.00	0.00		707.33	0.00	707.33	
6 Electrical	0.00	125.00	-125.00	-100.0 %	1,367.93	500.00	867.93	173.6 %
7 Flooring	0.00	0.00	0.00		1,454.84	0.00	1,454.84	
8 Windows & Doors	0.00	0.00	0.00		962.39	500.00	462.39	92.5 %
9 Locks & Mailboxes	0.00	0.00	0.00		67.83	0.00	67.83	
10 Materials & Supplies	0.00	500.00	-500.00	-100.0 %	6,225.72	6,000.00	225.72	3.8 %
11 Plumbing	2,880.00	600.00	2,280.00	380.0 %	43,112.83	7,200.00	35,912.83	498.8 %
12 Contract Labor	0.00	1,000.00	-1,000.00	-100.0 %	11,143.39	12,000.00	-856.61	-7.1 %
13 Pest Control	0.00	0.00	0.00		4,125.00	2,085.00	2,040.00	97.8 %
14 Gate Maintenance	84.00	0.00	84.00		8,754.22	2,220.00	6,534.22	294.3 %
15 Roofing	249.00	0.00	249.00		3,255.00	8,250.00	-4,995.00	-60.5 %
16 Parking Lot	0.00	0.00	0.00		0.00	440.00	-440.00	-100.0 %
17 Carports	0.00	0.00	0.00		128.00	0.00	128.00	
23 Privacy Fence	0.00	0.00	0.00		1,001.93	0.00	1,001.93	
24 Storm / Fire Damage	0.00	0.00	0.00		1,900.50	0.00	1,900.50	
25 Boiler Maintenance	1,448.00	0.00	1,448.00		5,077.10	4,800.00	277.10	5.8 %
26 Carpentry	0.00	0.00	0.00		144.00	0.00	144.00	
607 Total Repairs & Maintenance	6,801.00	4,450.00	2,351.00	52.8 %	123,190.02	74,545.00	48,645.02	65.3 %
608 Swimming Pool								
3002 Swimming Pool Labor	0.00	0.00	0.00		6,748.73	828.00	5,920.73	715.1 %
3304 Swimming Pool Licenses	0.00	0.00	0.00		125.00	175.00	-50.00	-28.6 %
6004 Swimming Pool Materials	0.00	0.00	0.00		3,034.16	1,250.00	1,784.16	142.7 %
608 Total Swimming Pool	0.00	0.00	0.00		9,907.89	2,253.00	7,654.89	339.8 %
700 Office / Admin								
678 Bank Charges / Fees	10.00	0.00	10.00		377.04	0.00	377.04	
679 Accounting Software	0.00	95.00	-95.00	-100.0 %	665.00	1,140.00	-475.00	-41.7 %
7000 Postage	37.05	0.00	37.05		274.20	200.00	74.20	37.1 %
7001 Printing and Publications	0.00	0.00	0.00		100.00	250.00	-150.00	-60.0 %
7003 Office Supplies	0.00	0.00	0.00		0.00	48.00	-48.00	-100.0 %
700 Other Office / Admin	0.00	0.00	0.00		158.00	0.00	158.00	
700 Total Office / Admin	47.05	95.00	-47.95	-50.5 %	1,574.24	1,638.00	-63.76	-3.9 %
5005 Insurance	0.00	4,000.00	-4,000.00	-100.0 %	67,764.06	57,648.00	10,116.06	17.5 %
5006 Legal, Professional Fees	0.00	500.00	-500.00	-100.0 %	12,939.11	6,000.00	6,939.11	115.7 %
5010 Taxes	0.00	0.00	0.00		0.00	300.00	-300.00	-100.0 %
5103 Other Expenses	0.00	0.00	0.00		18.17	0.00	18.17	
TOTAL EXPENSE	22,090.51	20,620.00	1,470.51	7.1 %	383,791.51	284,097.00	99,694.51	35.1 %
OTHER INCOME								
8000 Unallocated Prepays	2,907.86	0.00	2,907.86		3,132.57	0.00	3,132.57	
TOTAL OTHER INCOME	2,907.86	0.00	2,907.86		3,132.57	0.00	3,132.57	
OTHER EXPENSE								

	Actual 12/01/20 - 12/31/20	Budget 12/20 - 12/20	\$ Change	% Change	Actual YTD 01/01/20 - 12/31/20	Budget YTD 01/20 - 12/20	\$ Change	% Change
5102 Reserve Transfer	0.00	2,600.00	-2,600.00	-100.0 %	0.00	31,200.00	-31,200.00	-100.0 %
TOTAL OTHER EXPENSE	0.00	2,600.00	-2,600.00	-100.0 %	0.00	31,200.00	-31,200.00	-100.0 %
NET INCOME	20,312.47	3,940.00	16,372.47	415.5 %	19,384.55	7,283.00	12,101.55	166.2 %
NET INCOME SUMMARY								
Income	39,495.12	27,160.00	12,335.12	45.4 %	400,043.49	322,580.00	77,463.49	24.0 %
Expense	-22,090.51	-20,620.00	-1,470.51	7.1 %	-383,791.51	-284,097.00	-99,694.51	35.1 %
Other Income & Expense	2,907.86	-2,600.00	5,507.86	211.8 %	3,132.57	-31,200.00	34,332.57	110.0 %
NET INCOME	20,312.47	3,940.00	16,372.47	415.5 %	19,384.55	7,283.00	12,101.55	166.2 %

Profit & Loss 12 Month Recap

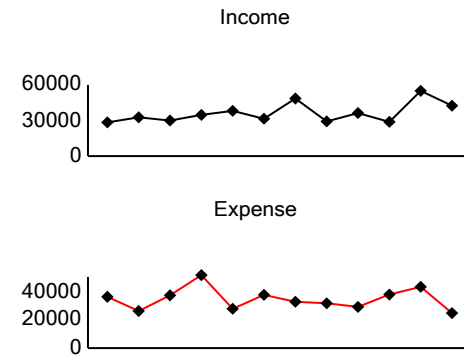
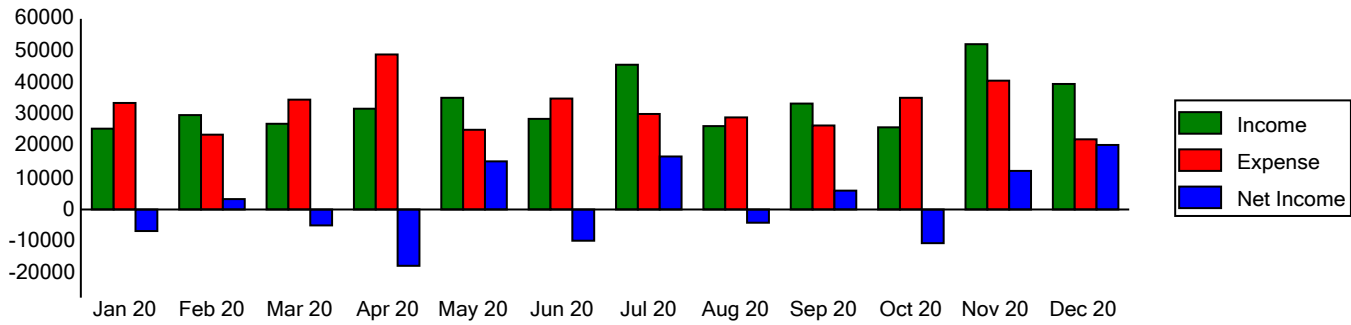
All Buildings

Monthly recap 01/01/20 - 12/31/20 (cash basis)

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
INCOME													
4000 INCOME													
302 Membership Dues	25,279.44	23,396.87	25,945.05	27,523.77	26,154.24	26,607.95	44,111.72	25,228.63	31,100.27	24,952.79	50,882.36	37,872.65	369,055.74
307 Interest Income	0.43	0.40	0.43	0.41	0.21	0.37	0.00	0.00	1.15	0.51	0.67	0.60	5.18
309 Late Fees	103.32	577.02	203.24	149.80	167.91	148.17	169.86	36.57	200.55	82.56	98.11	124.56	2,061.67
310 Special Assessmer	0.00	3,924.03	595.84	3,916.68	8,684.00	466.74	112.00	0.00	46.00	0.00	0.00	0.00	17,745.29
317 Gate Cards	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	20.00	0.00	0.00	60.00
320 Other Income	0.00	1,815.37	150.00	45.71	20.00	82.43	20.00	40.00	30.00	0.00	10.00	0.00	2,213.51
319 Closing Letter	50.00	0.00	40.00	0.00	40.80	0.00	189.64	0.00	0.00	0.00	0.00	0.00	320.44
1065 General Reimburs	6.27	0.00	30.00	0.00	0.00	-129.00	0.00	0.00	0.00	0.00	0.00	400.00	307.27
308 Insurance Short Fa	0.00	0.00	0.00	0.00	92.12	1,140.02	966.26	913.85	949.10	807.50	836.23	897.31	6,602.39
4003 Title Transfer Fee	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	1,000.00	0.00	200.00	200.00	1,600.00
4000 Total INCOME	25,439.46	29,713.69	26,964.56	31,636.37	35,159.28	28,516.68	45,569.48	26,259.05	33,327.07	25,863.36	52,027.37	39,495.12	399,971.49
4099 Other Income	0.00	0.00	0.00	72.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.00
TOTAL INCOME	25,439.46	29,713.69	26,964.56	31,708.37	35,159.28	28,516.68	45,569.48	26,259.05	33,327.07	25,863.36	52,027.37	39,495.12	400,043.49
EXPENSE													
600 Management													
6002 Management Fee	3,854.64	1,911.00	2,101.41	1,952.72	0.00	1,583.48	3,950.52	2,738.27	1,576.75	1,942.35	1,551.11	3,121.64	26,283.89
6003 In-House Admin	150.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
600 Total Management	4,004.64	1,911.00	2,301.41	1,952.72	0.00	1,583.48	3,950.52	2,738.27	1,576.75	1,942.35	1,551.11	3,121.64	26,633.89
604 Utilities													
5011 Electric	754.26	959.20	803.76	765.52	733.87	1,056.23	1,018.49	1,093.77	0.00	1,892.28	787.27	812.56	10,677.21
5015 Gas And Propane	536.32	1,265.52	3,223.71	532.27	1,565.51	1,367.29	2,792.88	528.54	1,537.96	1,731.04	1,984.58	1,909.76	18,975.38
5017 Water	7,885.28	7,596.93	7,906.21	7,474.37	6,730.41	7,532.13	8,695.42	8,249.07	8,493.97	9,552.57	9,319.52	8,012.07	97,447.95
6001 Trash Removal	780.46	1,585.82	107.55	1,952.02	0.00	866.96	869.08	869.08	1,736.59	0.00	866.96	869.62	10,504.14
6018 Cable, Internet &	297.57	249.15	488.53	286.75	296.06	331.72	435.82	252.67	314.26	501.83	437.22	525.39	4,416.97
604 Other Utilities	0.00	0.00	-154.58	0.00	-41.48	-14.90	-37.98	0.00	0.00	0.00	0.00	-8.58	-257.52
604 Total Utilities	10,253.89	11,656.62	12,375.18	11,010.93	9,284.37	11,139.43	13,773.71	10,993.13	12,082.78	13,677.72	13,395.55	12,120.82	141,764.13
607 Repairs & Maintenance													
1 Landscaping													
30 Contract Landscap	2,448.00	1,960.00	3,920.00	1,960.00	2,183.00	2,977.28	1,960.00	1,960.00	1,960.00	1,960.00	1,960.00	1,960.00	27,208.28
31 In-house Grounds	431.25	328.25	542.50	395.00	605.45	488.14	388.16	538.25	200.00	425.00	774.00	180.00	5,296.00
32 Tree Trimming	0.00	250.00	0.00	0.00	0.00	671.46	0.00	0.00	0.00	0.00	0.00	0.00	921.46
1 Other Landscaping	0.00	0.00	116.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116.37
1 Total Landscaping	2,879.25	2,538.25	4,578.87	2,355.00	2,788.45	4,136.88	2,348.16	2,498.25	2,160.00	2,385.00	2,734.00	2,140.00	33,542.11
3 HVAC	0.00	0.00	0.00	0.00	0.00	0.00	219.90	0.00	0.00	0.00	0.00	0.00	219.90
5 Paint	0.00	0.00	0.00	0.00	611.33	96.00	0.00	0.00	0.00	0.00	0.00	0.00	707.33

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
6 Electrical	0.00	80.00	154.50	289.00	0.00	0.00	0.00	533.93	118.50	0.00	192.00	0.00	1,367.93
7 Flooring	0.00	0.00	0.00	0.00	0.00	1,310.84	0.00	0.00	144.00	0.00	0.00	0.00	1,454.84
8 Windows & Doors	0.00	0.00	192.00	401.05	36.78	64.00	32.00	140.56	48.00	0.00	48.00	0.00	962.39
9 Locks & Mailboxes	0.00	0.00	0.00	0.00	0.00	67.83	0.00	0.00	0.00	0.00	0.00	0.00	67.83
10 Materials & Supplies	175.88	100.37	393.77	555.37	758.16	820.68	355.46	773.52	431.55	1,351.84	509.12	0.00	6,225.72
11 Plumbing	9,044.00	488.00	5,735.00	4,660.00	1,543.00	1,076.39	2,610.25	1,949.19	2,500.00	6,323.00	4,304.00	2,880.00	43,112.83
12 Contract Labor	0.00	379.00	568.00	1,125.50	2,088.00	985.14	3,707.50	32.00	214.25	766.00	1,278.00	0.00	11,143.39
13 Pest Control	125.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	4,125.00
14 Gate Maintenance	0.00	0.00	1,953.09	1,200.00	0.00	0.00	0.00	175.00	307.00	2,555.50	2,479.63	84.00	8,754.22
15 Roofing	0.00	48.00	249.00	229.00	0.00	2,480.00	0.00	0.00	0.00	0.00	0.00	249.00	3,255.00
17 Carports	0.00	0.00	0.00	0.00	0.00	128.00	0.00	0.00	0.00	0.00	0.00	0.00	128.00
23 Privacy Fence	0.00	0.00	127.95	841.98	32.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,001.93
24 Storm / Fire Damage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.50	0.00	1,900.50
25 Boiler Maintenance	50.00	1,134.42	707.43	53.98	210.00	218.00	0.00	50.00	803.24	360.03	42.00	1,448.00	5,077.10
26 Carpentry	0.00	0.00	0.00	0.00	0.00	64.00	80.00	0.00	0.00	0.00	0.00	0.00	144.00
607 Total Repairs & Ma	12,274.13	4,768.04	16,659.61	11,710.88	8,067.72	11,447.76	9,353.27	6,152.45	6,726.54	13,741.37	15,487.25	6,801.00	123,190.02
608 Swimming Pool													
3002 Swimming Pool Li	0.00	0.00	0.00	0.00	956.00	1,386.50	1,086.23	1,653.00	949.00	718.00	0.00	0.00	6,748.73
3304 Swimming Pool Li	0.00	0.00	50.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
6004 Swimming Pool M	0.00	0.00	0.00	0.00	637.62	803.97	465.79	957.36	169.42	0.00	0.00	0.00	3,034.16
608 Total Swimming Pc	0.00	0.00	50.00	0.00	1,593.62	2,265.47	1,552.02	2,610.36	1,118.42	718.00	0.00	0.00	9,907.89
700 Office / Admin													
678 Bank Charges / Fe	0.00	10.00	177.02	72.00	0.00	0.00	26.02	0.00	0.00	10.00	72.00	10.00	377.04
679 Accounting Softwa	95.00	95.00	95.00	0.00	0.00	0.00	0.00	0.00	0.00	380.00	0.00	0.00	665.00
7000 Postage	10.00	13.50	0.00	0.00	0.00	104.85	0.00	0.00	108.80	0.00	0.00	37.05	274.20
7001 Printing and Publi	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	100.00
700 Other Office / Admi	0.00	0.00	0.00	0.00	0.00	0.00	128.00	30.00	0.00	0.00	0.00	0.00	158.00
700 Total Office / Admir	105.00	118.50	272.02	72.00	0.00	104.85	204.02	30.00	108.80	440.00	72.00	47.05	1,574.24
5005 Insurance	5,455.26	5,094.42	1,218.00	22,715.76	874.60	8,377.12	874.60	4,625.86	4,625.86	4,625.86	9,276.72	0.00	67,764.06
5006 Legal, Professional I	1,445.50	10.26	1,693.84	1,344.77	5,289.76	0.00	360.00	1,824.15	189.88	0.00	780.95	0.00	12,939.11
5103 Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.17	0.00	0.00	0.00	0.00	18.17
TOTAL EXPENSE	33,538.42	23,558.84	34,570.06	48,807.06	25,110.07	34,918.11	30,068.14	28,992.39	26,429.03	35,145.30	40,563.58	22,090.51	383,791.51
OTHER INCOME													
8000 Unallocated Prepay	1,317.62	-2,866.68	2,594.67	-633.96	5,097.26	-3,431.64	1,183.03	-1,424.54	-954.54	-1,331.38	674.87	2,907.86	3,132.57
TOTAL OTHER INCOME	1,317.62	-2,866.68	2,594.67	-633.96	5,097.26	-3,431.64	1,183.03	-1,424.54	-954.54	-1,331.38	674.87	2,907.86	3,132.57
NET INCOME	-6,781.34	3,288.17	-5,010.83	-17,732.65	15,146.47	-9,833.07	16,684.37	-4,157.88	5,943.50	-10,613.32	12,138.66	20,312.47	19,384.55

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
NET INCOME SUMMARY													
Income	25,439.46	29,713.69	26,964.56	31,708.37	35,159.28	28,516.68	45,569.48	26,259.05	33,327.07	25,863.36	52,027.37	39,495.12	400,043.49
Expense	-33,538.42	-23,558.84	-34,570.06	-48,807.06	-25,110.07	-34,918.11	-30,068.14	-28,992.39	-26,429.03	-35,145.30	-40,563.58	-22,090.51	-383,791.51
Other Income & Expense	1,317.62	-2,866.68	2,594.67	-633.96	5,097.26	-3,431.64	1,183.03	-1,424.54	-954.54	-1,331.38	674.87	2,907.86	3,132.57
NET INCOME	-6,781.34	3,288.17	-5,010.83	-17,732.65	15,146.47	-9,833.07	16,684.37	-4,157.88	5,943.50	-10,613.32	12,138.66	20,312.47	19,384.55



Balance Sheet

6000 Penn HOA
As of 12/31/20 (cash basis)

ASSETS

Bank Account		
1004 First Citizens Bank op		36,983.38
1008 First Citizens Bank Reserve		<u>23,452.40</u>
Total Bank Account		60,435.78
Other Current Asset		
1100 Undeposited Funds		-2,922.05
2006 Pass-through		<u>788.80</u>
Total Other Current Asset		-2,133.25
Fixed Asset		
1009 Equipment & Machinery		<u>875.96</u>
Total Fixed Asset		<u>875.96</u>
TOTAL ASSETS		<u><u>59,178.49</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		37,032.65
3001 Retained Earnings		<u>-31,906.22</u>
Total Equity		<u>5,126.43</u>
TOTAL LIABILITIES & EQUITY		<u><u>59,178.49</u></u>

Bank Reconciliation Report

First Citizens Bank op

Reconciled on: 12/31/20

Deposits

Date	Ref #	Details	Amount
12/01/20	D1537	Bank Deposit	1,798.91
12/01/20	D1538	Bank Deposit: Epay	1,000.00
12/02/20	D1539	Bank Deposit	229.15
12/02/20	D1540	Bank Deposit	221.30
12/02/20	D1541	Bank Deposit	2,652.70
12/03/20	D1542	Bank Deposit: Epay	241.00
12/04/20	D1543	Bank Deposit: Epay	2,243.28
12/04/20	D1544	Bank Deposit	994.46
12/05/20	D1545	Bank Deposit: Epay	658.82
12/07/20	D1546	Bank Deposit	4,756.69
12/08/20	D1547	Bank Deposit	2,231.49
12/09/20	D1548	Bank Deposit	10,139.60
12/09/20	D1549	Bank Deposit: Epay	263.52
12/10/20	D1550	Bank Deposit: Epay	426.80
12/10/20	D1551	Bank Deposit	1,369.66
12/11/20	D1552	Bank Deposit	776.84
12/12/20	D1553	Bank Deposit: Epay	329.41
12/14/20	D1554	Bank Deposit	873.60
12/16/20	D1555	Bank Deposit: Epay	263.52
12/17/20	D1556	Bank Deposit	4,555.12
12/17/20	D1557	Bank Deposit: Epay	330.36
12/18/20	D1558	Bank Deposit: Epay	1,678.53
12/19/20	D1559	Bank Deposit: Epay	4,432.06
12/22/20	D1560	Bank Deposit: Epay	337.36
12/23/20	D1561	Bank Deposit: Epay	337.36
12/29/20	D1562	Bank Deposit	821.96
12/31/20	D1563	Bank Deposit	1,299.73
			45,263.23

Payments

Date	Ref #	Details	Amount
11/12/20	1374	Nash Cohenour & Giessmann, PC	780.95
11/12/20	1380	Home Depot Credit Services Dept. 32-2183432230	26.14
11/12/20	1376	PSI Security	2,435.50
11/12/20	1377	Dumpster Service Plus	900.00
11/12/20	1378	American Express	456.98
11/18/20	1381	HRES Maintenance & Make Ready	2,159.50
11/18/20	1382	Michael Biddinger	385.00
11/18/20	1383	OG&E	778.69
11/25/20	1385	HRES Maintenance & Make Ready	1,443.00
11/25/20	1388	Oklahoma HOA Partner	1,551.11
11/25/20	1389	Home Depot Credit Services Dept. 32-2183432230	70.13
11/25/20	1390	Whitworth Lawn & Landscape	1,960.00
11/25/20	1391	OG&E	8.58
11/30/20	1392	HRES Maintenance & Make Ready	347.00
11/30/20	1393	Plumbtastic Solutions LLC	4,304.00
12/02/20	1394	Waste Management	869.62
12/02/20	1395	Hoppis Real Estate Services	68.22
12/07/20	1424	AT&T	399.65

Date	Ref #	Details	Amount
12/09/20	ACH	Symmetry Energy Solutions	1,376.17
12/09/20	N1547	Bank Deposit NSF (12/9/2020)	254.32
12/09/20	J61	Journal	10.00
12/16/20	1396	HRES Maintenance & Make Ready	55.00
12/16/20	1397	HRES Maintenance & Make Ready	84.00
12/16/20	1398	HRES Maintenance & Make Ready	147.00
12/16/20	1402	City Of Oklahoma City	8,012.07
12/16/20	1403	OG&E	202.10
12/16/20	1404	Jackson Mechanical Services	1,232.78
12/16/20	1406	OG&E	55.00
12/16/20	1407	OG&E	32.74
12/16/20	1408	OG&E	37.17
12/16/20	1409	OG&E	33.65
12/16/20	1410	OG&E	43.17
12/16/20	1411	OG&E	34.29
12/16/20	1412	OG&E	33.26
12/16/20	1413	OG&E	41.94
12/16/20	1414	OG&E	44.43
12/16/20	1415	OG&E	61.47
12/16/20	1416	OG&E	193.34
12/16/20	1417	Oklahoma HOA Partner	3,121.64
12/23/20	1419	Cox Business Services	36.31
			34,085.92

Outstanding Payments

Date	Ref #	Details	Amount
08/05/20	EFT	ohp	95.00
09/02/20	EFT	ohp	95.00
10/07/20	EFT	ohp	95.00
12/02/20	EFT	ohp	95.00
12/02/20	EFT	IPFS Corporation	3,751.26
12/09/20	1397	6000 Penn Condominiums	12,755.07
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
12/16/20	1405	A Step Above Roofing L.L.C.	249.00
12/23/20	1418	Candace Pahl	560.00
12/23/20	1420	Whitworth Lawn & Landscape	1,960.00
12/23/20	1421	Oklahoma Red Door Management	37.05
12/30/20	ACH	AT&T	89.43
12/30/20	1422	Plumbtastic Solutions LLC	2,825.00
12/30/20	1423	Oklahoma HOA Partner	50.00
12/30/20	EFT	ONG	533.59
			23,370.40

Summary

Beginning Balance:	32,290.14
+ Selected Deposits (27)	45,263.23
- Selected Payments (40)	34,085.92
Ending Balance:	43,467.45
Goal:	43,467.45
Difference:	0.00

Reconciled Balance	43,467.45
+ Uncleared Deposits	0.00
- Outstanding Checks	23,370.40
Register Balance	20,097.05

Bank Reconciliation Report

First Citizens Bank Reserve

Reconciled on: 12/31/20

6000

Deposits

Date	Ref #	Details	Amount
12/31/20	J62	Journal	0.60
			<u>0.60</u>

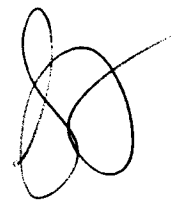
Outstanding Deposits

Date	Ref #	Details	Amount
12/09/20	1397	Bank Transfer By Check	12,755.07
			<u>12,755.07</u>

Summary

Beginning Balance:	23,451.80
+ Selected Deposits (1)	0.60
- Selected Payments (0)	0.00
Ending Balance:	23,452.40
Goal:	23,452.40
Difference:	0.00

Reconciled Balance	23,452.40
+ Uncleared Deposits	12,755.07
- Outstanding Checks	0.00
Register Balance	36,207.47



Owner Bill Attachments

6000 Penn HOA

Paid between 12/01/20 and 12/31/20

<u>Bill Date</u>	<u>Vendor</u>	<u>Invoice #</u>	<u>Memo</u>	<u>Amount</u>	<u>No. of Attachments</u>
11/04/20	HRES Maintenance & Mal	112420-6000		55.00	1
11/20/20	Symmetry Energy Solutior	8924574 37683		1376.17	1
11/23/20	Waste Management	2499925-217EFT	80022206677	869.62	1
11/24/20	HRES Maintenance & Mal	112420-6000		80.00	1
11/24/20	HRES Maintenance & Mal	112420-6000		147.00	1
11/24/20	HRES Maintenance & Mal	112420-6000		84.00	1
12/01/20	HRES Maintenance & Mal	120120-6000		75.00	1
12/01/20	Hoppis Real Estate Servic	0-88f867946		68.22	1
12/08/20	HRES Maintenance & Mal	120820-6000		25.00	1
12/08/20	City Of Oklahoma City	6000water12EFT	35160986658	8012.07	1
12/08/20	OG&E	6000offEle12EFT	247785030	202.10	1
12/09/20	AT&T - ACH	6000int1209:		98.68	1
12/09/20	Jackson Mechanical Servi	20-2084		1232.78	1
12/10/20	Cox Business Services	6000phone0 EFT	AGUF7M	36.31	1
12/11/20	Plumbtastic Solutions LLC	33710		275.00	1
12/11/20	OG&E	5818ele1208EFT	247785340	43.17	1
12/11/20	OG&E	6004ele1208EFT	247785116	193.34	1
12/11/20	OG&E	6000liteEle1EFT	247785127	61.47	1
12/11/20	OG&E	5914ele1208EFT	247785122	44.43	1
12/11/20	OG&E	5908ele1208EFT	247785245	41.94	1
12/11/20	OG&E	5904ele1208EFT	247785261	33.26	1
12/11/20	OG&E	5900ele1208EFT	247785302	34.29	1
12/11/20	OG&E	5814ele1208EFT	247785424	33.65	1
12/11/20	OG&E	5810ele1208EFT	247785447	37.17	1
12/11/20	OG&E	5808ele1208EFT	247785484	32.74	1
12/11/20	OG&E	5804ele1208EFT	247785451	55.00	1
12/11/20	A Step Above Roofing L.L	1277		249.00	1
12/14/20	Plumbtastic Solutions LLC	33723		2550.00	1
12/14/20	Oklahoma HOA Partner	Nov20MGM1		3121.64	0
12/14/20	ONG	6000gas121EFT	12/30/20 pd	533.59	1
12/15/20	Whitworth Lawn & Landsc	1036		1960.00	1
12/18/20	ORDM	Nov20Postaç		37.05	1
12/29/20	Oklahoma HOA Partner	214A Closing		50.00	0

Aged Receivables (Charge Summary)

Current members as of 12/31/20

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	10.00	0.00	0.00	20.00	30.00
LC	Late Charge	946.15	865.69	826.15	7,703.83	10,341.82
DC	Dues Charge	2,549.18	1,581.24	0.00	30,043.56	34,173.98
LG	Legal Fees	0.00	0.00	780.95	16,576.01	17,356.96
SA	Special Assessment	0.00	0.00	0.00	3,002.58	3,002.58
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	259.30	0.00	0.00	0.00	259.30
INS	Insurance shortage	124.95	57.20	0.00	343.20	525.35
		3,889.58	2,504.13	1,607.10	86,133.75	94,134.56

A & A Mechanical, Inc.

P.O. Box 1309
Bethany, OK 73008

BID

Date	1/4/2021
Bid #	551

6000 Penn Condos
6000 N. Pennsylvania
Oklahoma City, OK 73112

Description	Total
<p>This is a bid to replace the east boiler so that property will have hot water. Property needs both boilers up and running to keep up with demand. All parts and labor are included in this bid. Combustion air will also need to be installed due to no inlet is there now.</p> <p>First boiler option, RayPak atmospheric boiler 80% efficiency \$21,000.00</p> <p>Second boiler option, Laris mighty therm 2 sealed combustion boiler 85% efficiency \$21,800.00</p>	
	Total \$0.00

Fax #

(405) 787-0331

E-mail

kelli@aamechanicalinc.net

Sign and Date

BID IS GOOD FOR 30 DAYS.



Plumbtastic Solutions LLC

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

(405) 677-9116
Invoice@hoppis.net

ESTIMATE	#1542
ESTIMATE DATE	Nov 23, 2020
SCHEDULED DATE	Mon Nov 23, 2020 6:00pm
TOTAL	\$59,900.00

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
<p>Locate, excavate, and install shut off valves, meter boxes In buildings, 6002, 6004, 6006, 6008, 6010, 5916, 5910, 5908, 5800 This estimate includes digging up old meter boxes.</p> <p>We will need to dig up and expose existing shut off valves so that we can determine if a 3rd recirculating line loops into the building</p> <p>Install up to 63 commercial brass curb stop shut off valves sizes 1", 1 1/4" & 2" allowing each building above to be isolated from water supply when needed. 21(includes 3 shut off valves per meter 21x3=63)21x\$400=\$8,400</p> <p>Set 21 individual meter boxes backfill around with dirt. 21x\$1500=\$31,500</p> <p>Install 21 risers to give direct access at shut off valve with meter key.</p> <p>If concrete is needed to be cut for access of shut off valve installation, additional costs per meter box and rough grade concrete patch will apply. \$500 per box.</p> <p>Plan to dig up and expose & prep during business hours so we can keep minimum to water shut off.</p> <p>\$1800-per meter</p>	\$39,900.00
<p>Materials</p> <p>Materials include 63 shut off valves, 1", 1 1/4" and 2" pipe, risers for shut off valves, fitting for connections.</p>	\$20,000.00

Subtotal	\$59,900.00
Tax (tax 0%)	\$0.00
Total	\$59,900.00

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



1/5/2021

Quote # 1009-21

6000 Penn
6000 Pennsylvania
OKC, OK

Attn: Property Manager

RE: Replace existing Abandon boiler

Jackson Mechanical Service is pleased to provide you with the following quote for labor and materials to remove existing abandon boiler and install new 999,000 btu input boiler. Install new flue piping.

SCOPE OF WORK

- Order materials
- Travel to site
- Lock and tag out electrical
- Isolate water for boiler
- Disconnect electrical, water, gas, and flue pipe connections
- Remove existing boiler and set new boiler in its place
- Reconnect electric, gas, water piping to new boiler
- Install new flue piping
- Start-up boiler and verify operation
- Install emergency stops at exits and lockable means of disconnect at new boiler
- Clean-up and check out with customer

The following item(s) are not included as part of this proposal:

- Items other than described.
- Repairs beyond the listed scope if required will be identified and approved prior to completion.
- Asbestos removal or encapsulation if found
- Seismic Bracing
- Valves that will not close off
- Copper piping other than connecting to boiler
- Overtime hours

Sincerely,

Total: \$27,709.00

Glenn Weigl

Jackson Mechanical Service Inc.

Jackson Mechanical Service, Inc. terms and conditions apply. Additional work that may be required or desired will only be performed with your prior knowledge and approval. This price is good for 30 days and must be revisited if this proposal is not accepted within that time. Thank you again for this opportunity to work with you. Please call me should you have any questions or wish to discuss this proposal further.

P.O. # _____

Accepted By: _____

Date: _____

Printed Name: _____