



1322 Fretz Drive • Edmond OK 73003

February 14, 2021

RE: January 2021 Treasurer's Report

1. I have reviewed the attached monthly balance sheet as well as expense summary.
 - a. Legal fees from Winton Law are the result of two upcoming small claims court filings. These fees are paid for by the HOA up front, but are added to the judgement for reimbursement as allowed by the Amended Declaration of Covenants, Conditions, and Restrictions of Silverhawk
 - b. Clubhouse maintenance fees charged are for bathroom plumbing and light fixture repair.
 - c. Sprinkler system repair fees resulted from a pipe burst on the south side of the clubhouse.
2. No capital expenses occurred for this month.
3. All expenses are within the approved 2021 annual budget.

Mark R. Grant

Mark Grant
Treasurer, Silverhawk HOA

Attachment(s)
NSI Monthly Balance Sheet and Income/Expense Statement Report

Balance Sheet Current Period Report
Silverhawk Homeowners Association, Inc.

As of January 31, 2021



	<u>Balance Jan 31, 2021</u>
<u>Assets</u>	
Operating Funds	
1000 - PPB Oper #1881	8,326.89
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Total Operating Funds	8,326.89
Reserve Funds	
1325 - PPB Rsrv Capital Improvement MM #0759	76,707.20
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Total Reserve Funds	76,707.20
Accounts Receivable	
1500 - Residential Assessments Receivable	(820.00)
	<hr/>
Total Accounts Receivable	(820.00)
	<hr/>
Total Assets	84,214.09
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<u>Liabilities</u>	
Prepaid Dues	
2550 - Prepaid Homeowner Dues	0.00
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Total Prepaid Dues	0.00
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Total Liabilities	0.00
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Balance Sheet Current Period Report
Silverhawk Homeowners Association, Inc.

As of January 31, 2021

	<u>Balance</u> <u>Jan 31, 2021</u>
<u>Owners' Equity</u>	
Owners Equity - Prior Years	
3000 - Owners Equity - Prior Years	79,445.09
Total Owners Equity - Prior Years	<u>79,445.09</u>
Total Owners' Equity	<u>79,445.09</u>
Income / (Loss)	<u>4,769.00</u>
Total Liabilities and Owner Equity	<u><u>84,214.09</u></u>

Income Statement Report

Silverhawk Homeowners Association, Inc.

Consolidated

January 01, 2021 thru January 31, 2021

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4000 - Homeowner Dues	149.00	148,830.00	(148,681.00)	149.00	148,830.00	(148,681.00)	148,830.00	148,681.00
4225 - Key Fees	0.00	350.00	(350.00)	0.00	350.00	(350.00)	350.00	350.00
4400 - Rental Income	0.00	200.00	(200.00)	0.00	200.00	(200.00)	200.00	200.00
4700 - Filing Fees Recovered	99.95	0.00	99.95	99.95	0.00	99.95	0.00	(99.95)
4710 - Late Fees & Interest	205.53	800.00	(594.47)	205.53	800.00	(594.47)	800.00	594.47
4715 - Lien Fees	60.00	0.00	60.00	60.00	0.00	60.00	0.00	(60.00)
4900 - Interest Earned - Banks	9.77	80.00	(70.23)	9.77	80.00	(70.23)	80.00	70.23
4999 - Prepaid Homeowner Receipts	7,543.10	0.00	7,543.10	7,543.10	0.00	7,543.10	0.00	(7,543.10)
Total Income	8,067.35	150,260.00	(142,192.65)	8,067.35	150,260.00	(142,192.65)	150,260.00	142,192.65
Total Income	8,067.35	150,260.00	(142,192.65)	8,067.35	150,260.00	(142,192.65)	150,260.00	142,192.65
<u>Expense</u>								
Administrative								
5065 - Lien Charges	18.00	714.00	(696.00)	18.00	714.00	(696.00)	714.00	696.00
5115 - Web Site Maintenance	0.00	1,465.16	(1,465.16)	0.00	1,465.16	(1,465.16)	1,465.16	1,465.16
Total Administrative	18.00	2,179.16	(2,161.16)	18.00	2,179.16	(2,161.16)	2,179.16	2,161.16
Communications								
5200 - Community Events	0.00	700.00	(700.00)	0.00	700.00	(700.00)	700.00	700.00
5210 - Postage & Copies	8.63	2,210.00	(2,201.37)	8.63	2,210.00	(2,201.37)	2,210.00	2,201.37
Total Communications	8.63	2,910.00	(2,901.37)	8.63	2,910.00	(2,901.37)	2,910.00	2,901.37
Insurance								
5400 - Insurance	0.00	4,500.00	(4,500.00)	0.00	4,500.00	(4,500.00)	4,500.00	4,500.00
Total Insurance	0.00	4,500.00	(4,500.00)	0.00	4,500.00	(4,500.00)	4,500.00	4,500.00
Utilities								
6000 - Electric Service	241.47	6,428.93	(6,187.46)	241.47	6,428.93	(6,187.46)	6,428.93	6,187.46
6005 - Gas Service	65.01	813.04	(748.03)	65.01	813.04	(748.03)	813.04	748.03

Income Statement Report

Silverhawk Homeowners Association, Inc.

Consolidated

January 01, 2021 thru January 31, 2021

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6025 - Water Service	385.44	0.00	385.44	385.44	0.00	385.44	0.00	(385.44)
6050 - Telephone Service	146.43	900.00	(753.57)	146.43	900.00	(753.57)	900.00	753.57
6055 - Internet Service	67.37	864.00	(796.63)	67.37	864.00	(796.63)	864.00	796.63
Total Utilities	905.72	9,005.97	(8,100.25)	905.72	9,005.97	(8,100.25)	9,005.97	8,100.25
Landscaping								
6100 - Grounds & Landscaping - Contract	0.00	34,917.00	(34,917.00)	0.00	34,917.00	(34,917.00)	34,917.00	34,917.00
6199 - Landscape Other	0.00	9,000.00	(9,000.00)	0.00	9,000.00	(9,000.00)	9,000.00	9,000.00
Total Landscaping	0.00	43,917.00	(43,917.00)	0.00	43,917.00	(43,917.00)	43,917.00	43,917.00
Irrigation								
6200 - Irrigation Repair & Maintenance	681.26	2,050.00	(1,368.74)	681.26	2,050.00	(1,368.74)	2,050.00	1,368.74
Total Irrigation	681.26	2,050.00	(1,368.74)	681.26	2,050.00	(1,368.74)	2,050.00	1,368.74
Operations								
6300 - Permits & Licenses	0.00	125.00	(125.00)	0.00	125.00	(125.00)	125.00	125.00
Total Operations	0.00	125.00	(125.00)	0.00	125.00	(125.00)	125.00	125.00
Contracted Services								
6438 - Pool Management	0.00	9,500.00	(9,500.00)	0.00	9,500.00	(9,500.00)	9,500.00	9,500.00
6495 - Storage Unit	41.75	1,092.00	(1,050.25)	41.75	1,092.00	(1,050.25)	1,092.00	1,050.25
Total Contracted Services	41.75	10,592.00	(10,550.25)	41.75	10,592.00	(10,550.25)	10,592.00	10,550.25
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	478.98	2,212.00	(1,733.02)	478.98	2,212.00	(1,733.02)	2,212.00	1,733.02
6530 - Common Areas Repair & Maintenance	0.00	6,000.00	(6,000.00)	0.00	6,000.00	(6,000.00)	6,000.00	6,000.00
6635 - Janitorial Supplies & Maintenance	0.00	5,200.00	(5,200.00)	0.00	5,200.00	(5,200.00)	5,200.00	5,200.00
6700 - Pool Supplies/Repair & Maintenance	0.00	750.00	(750.00)	0.00	750.00	(750.00)	750.00	750.00
6720 - Pond Maintenance	0.00	3,000.00	(3,000.00)	0.00	3,000.00	(3,000.00)	3,000.00	3,000.00

Income Statement Report

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	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Repair & Maintenance								
6745 - Signage Repair & Maintenance	0.00	200.00	(200.00)	0.00	200.00	(200.00)	200.00	200.00
Total Repair & Maintenance	478.98	17,362.00	(16,883.02)	478.98	17,362.00	(16,883.02)	17,362.00	16,883.02
Professional Services								
7000 - Audit & Tax Services	0.00	175.00	(175.00)	0.00	175.00	(175.00)	175.00	175.00
7040 - Management Fees	639.01	7,680.00	(7,040.99)	639.01	7,680.00	(7,040.99)	7,680.00	7,040.99
7095 - Professional Fees	525.00	1,440.00	(915.00)	525.00	1,440.00	(915.00)	1,440.00	915.00
Total Professional Services	1,164.01	9,295.00	(8,130.99)	1,164.01	9,295.00	(8,130.99)	9,295.00	8,130.99
Taxes								
9015 - Property/Real Estate Tax	0.00	2,354.00	(2,354.00)	0.00	2,354.00	(2,354.00)	2,354.00	2,354.00
Total Taxes	0.00	2,354.00	(2,354.00)	0.00	2,354.00	(2,354.00)	2,354.00	2,354.00
Total Expense	3,298.35	104,290.13	(100,991.78)	3,298.35	104,290.13	(100,991.78)	104,290.13	100,991.78
Net Income / (Loss)	4,769.00	45,969.87	(41,200.87)	4,769.00	45,969.87	(41,200.87)	45,969.87	41,200.87