

## The Grove HOA 2021 Budget

Carryover from 2020	\$	22,641.36
HOA Dues	\$	524,000.00
Great Room Reservations	\$	12,000.00
<b>Total Income</b>	<b>\$</b>	<b>558,641.36</b>

EXPENSES:		Total
Mowing/Weed Control/Fertilizer Contract <sup>1</sup>	\$	155,391.24
Brush Mowing and Irrigation Repair <sup>2</sup>	\$	27,500.00
Pool Service <sup>3</sup>	\$	44,000.00
Pool Repairs <sup>4</sup>	\$	30,000.00
Electricity <sup>5</sup>	\$	23,000.00
Insurance <sup>6</sup>	\$	37,000.00
Replace Cardio Equipment in Original Fitness Center <sup>7</sup>	\$	8,100.00
Water/Sewer/Trash <sup>8</sup>	\$	56,000.00
Janitorial Services <sup>9</sup>	\$	33,000.00
Real Estate Taxes <sup>10</sup>	\$	15,000.00
Mulch and Plants <sup>11</sup>	\$	55,000.00
Fence Repair <sup>12</sup>	\$	3,000.00
Mgmt Fee <sup>13</sup>	\$	16,000.00
Miscellaneous Repairs/Expenses <sup>14</sup>	\$	15,000.00
Internet/Phone/TV <sup>15</sup>	\$	8,000.00
Natural Gas <sup>16</sup>	\$	2,000.00
Clubhouse Repairs <sup>17</sup>	\$	19,000.00
Fitness Equipment Maintenance <sup>18</sup>	\$	3,000.00
Pest Control <sup>19</sup>	\$	1,200.00
Signage <sup>20</sup>	\$	2,000.00
Website Hosting <sup>21</sup>	\$	300.00
Fire and Safety <sup>22</sup>	\$	750.00
Christmas Lights <sup>23</sup>	\$	3,750.00
<b>Total</b>	<b>\$</b>	<b>557,991.24</b>

**\*Surplus** **\$** **650.12**

<sup>1</sup> Contract for all mowing, pruning, fertilizing, weed control of the common areas in The Grove. We are applying weed control to all common areas that aren't irrigated (other than the areas we brush mow). Cost increase due to a lot of additional common areas being added with phases and finish mowing some areas that used to be brush mowed.

<sup>2</sup> Budget for as needed brush mowing of common areas as well as irrigation repair.

<sup>3</sup> Estimate for pool maintenance and lifeguard staffing at north pool as well as service for the south pool. Estimate includes allowance for repair/replacement of any equipment that fails.

<sup>4</sup> Budget to replaster frog pool, find and fix leaks in lines under decking and repair/replace any damaged equipment. Estimate also includes cost to fix the damaged areas of the north pool deck surface and repaint entire deck to match.

<sup>5</sup> Electricity for street lights and entry lights as well as cost of electricity for pools/clubhouses and fountain. Expect cost to be similar to amount paid in 2020.

<sup>6</sup> Property insurance on both pools/clubhouses, entry walls/fencing, gazebo, retaining walls and playgrounds as well as GL and umbrella on common area and Directors and Officers policy. Farmers got really aggressive with their HOA premiums so we were able to switch carriers & save money with the same coverage.

<sup>7</sup> We replaced all the cardio equipment in the original fitness center in 2017 and we are on a 5 year payment plan.

<sup>8</sup> Water for pools/clubhouses and irrigation for all common areas and trash service. Increased budget due to rates and additional irrigation at Portland entrance.

<sup>9</sup> Janitorial service and supplies for both clubhouses.

<sup>10</sup> Oklahoma County Property Taxes for common areas and clubhouses.

<sup>11</sup> Mulch in beds/playgrounds throughout the community as well as spring and fall color at entrances and clubhouses. Increased budget in order to trim/replace trees damaged in the ice storm and replace any other as needed landscaping.

<sup>12</sup> Cost to repair HOA owned fence as needed.

<sup>13</sup> Management fee for Neighborhood Services Corporation. Includes cost for postage and copies.

<sup>14</sup> Budget for miscellaneous repairs/expenses in the neighborhood. This includes an allowance to help with neighborhood events.

<sup>15</sup> TV service in both clubhouses as well as wireless internet and phone line for emergency 911 contact at the pools.

<sup>16</sup> Natural gas service at both clubhouses.

<sup>17</sup> Budget for HVAC maintenance, lighting repairs, plumbing, security issues, etc. for both clubhouses. Also includes cost of key fobs. Budget also includes cost to install rubber flooring around dumbbells where carpet has been damaged.

<sup>18</sup> Quarterly preventative maintenance on all fitness equipment plus any parts that need to be replaced.

<sup>19</sup> Quarterly spraying at both clubhouses and also as needed wasp treatment for playground.

<sup>20</sup> As needed signage for the community as well as replacing backlit signage on entry walls.

<sup>21</sup> Annual fee for grovehoa.com.

<sup>22</sup> Inspection on range hood (semi-annual) and fire extinguishers.

<sup>23</sup> Cost to put up Christmas lights at 4 entrances (also includes takedown and storage).