	Е	G H	1
1	FirstServi	Ventana Homeowners Association, Inc.	
	RESIDEN	,	
2	-	2021 Budget Resolution	
3	-		
4	-	The Board of Directors for Ventana Homeowners Association, Inc.	
5	-	resolves to adopt the 2021 Operating Budget as listed below:	
6			
7	OPERAT	ING FUND	
8	Operating 1	Revenue	
9	Acct	Description	2021 Budget
10	4110	Homeowner Dues	591,430
12	4160	Drainage and Street Assessment	8,725
13	4210	Initiation Fee	265,500
14	4230	Working Capital Contribution	108,000
16	4340	Pool Access Card Income	500
17	4510	Late Fee Income	1,500
18	4512	Delinquency Processing Fees	1,500
21	4810	Interest Income	25
53			
54		Total Operating Revenue	\$ 977,180
55			·
_	Expenses		
57	1		
58	Utilities		
59	Acct	Description	2021 Budget
60	5110	Electric	25,000
61	5120	Water	70,000
62	5130	Telephone	1,000
63	5140	Gas	1,000
64	5150	Cable/Satellite TV	1,500
65	5155	Internet Service	1,500
75			
76		Total Utilities	\$ 100,000
77			
78	Landscape	Maintenance	
79	Acct	Description	2021 Budget
80	5210	Landscape Maintenance Contract	135,000
81	5220	Rough/Detention Area Mowing	12,000
82	5225	Resident Lot Mows	300
84	5240	Landscape Maint/Repair	30,000
85	5245	Landscape Improvements/Upgrades	75,000
86	5260	Irrigation Repairs	7,500
120			
121		Total Landscape Maintenance	\$ 259,800
122			
123	Common A	rea Maintenance	
124	Acct	Description	2021 Budget
	5510	Fence and Wall Maintenance	750
126	5530	Grounds Porter	16,000
127	5554	Playground Maint/Repair	3,000

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1	FirstServi					
2		2021 Budget Resolution				
3						
4	The Board of Directors for Ventana Homeowners Association, Inc.					
5		resolves to adopt the 2021 Operating Budget as listed below	v:			
6						
128	5560	Street/Parking Lot Maintenance		7,500		
129	5580	Pest Control		1,000		
130	5590	Holiday Decoration		12,000		
131	5597	Pet Station Maintenance		3,500		
132	5599	Common Area Miscellaneous Expense		75,000		
157						
158		Total Common	Area Maintenance	\$ 118,750		

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1	FirstServ	Ventana Homeowners Association, Inc.	
2	RESIDE	2021 Budget Resolution	
3	-	2021 Dauget Resolution	
4		The Board of Directors for Ventana Homeowners Association, Inc.	
5		resolves to adopt the 2021 Operating Budget as listed below:	
3		resolves to adopt the 2021 Operating Budget as fisted below.	
6			
159			
160	Amenity C	enter/Pool Maintenance	
161	Acct	Description	2021 Budget
162	6110	Pool Contract Maintenance	15,000
163	6115	Pool Supplies & Equip	1,000
164	6120	Pool Repairs & Maint	4,000
165	6126	Pool Cabana Repairs and Maintenance	3,000
166	6128	Pool Furniture	17,000
167	6130	Access Cards	2,500
168	6135	Access System Repairs/Maint	1,500
169	6140	Pool/Amenities Janitorial Service	13,000
170	6155	Pool Monitor Service	15,000
171	6180	Pool Signs	600
172	6185	Pool Permits	350
173	6199	Miscellaneous Amenities Expense	2,011
174	6320	Fence/Gate Repairs	1,000
	6399	Trailer Rental	12,500
205			,- • •
_			
206		Total Amenity Center/Pool Maintenance	\$ 88,461
206		Total Amenity Center/Pool Maintenance	\$ 88,461
207		·	\$ 88,461
207 208	General &	Administrative	
207 208 209	General &	Administrative Description	2021 Budget
207 208 209 210	General & Acct	Administrative Description Professional Mgmt Fee	2021 Budget 21,320
207 208 209 210 211	General & Acct 7110 7120	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses	2021 Budget 21,320 7,000
207 208 209 210 211 213	General & Acct 7110 7120 7210	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return	2021 Budget 21,320 7,000 700
207 208 209 210 211 213 215	General & Acct 7110 7120 7210 7220	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp	2021 Budget 21,320 7,000 700 1,500
207 208 209 210 211 213 215 216	General & Acct 7110 7120 7210 7220 7235	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board	2021 Budget 21,320 7,000 700 1,500
207 208 209 210 211 213 215 216 217	General & Acct 7110 7120 7210 7220 7235 7240	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support	2021 Budget 21,320 7,000 700 1,500 1,500 2,100
207 208 209 210 211 213 215 216 217 218	General & Acct 7110 7120 7210 7220 7235 7240 7310	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000
207 208 209 210 211 213 215 216 217 218 219	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000
207 208 209 210 211 213 215 216 217 218 219 221	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance Meetings Expense	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000 2,000
207 208 209 210 211 213 215 216 217 218 219 221	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520 7550	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000
207 208 209 210 211 213 215 216 217 218 219 221 222 242	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520 7550	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance Meetings Expense Flag Program	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000 2,000 1,000
207 208 209 210 211 213 215 216 217 218 219 221 222 242 243	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520 7550	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance Meetings Expense	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000 2,000 1,000
207 208 209 210 211 213 215 216 217 218 219 221 222 242 243 244	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance Meetings Expense Flag Program Total General & Administrative	2021 Budget 21,320 7,000 700 1,500 2,100 6,000 1,000 2,000 1,000
207 208 209 210 211 213 215 216 217 218 219 221 242 243 244 245	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520 7550 Committee	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance Meetings Expense Flag Program Total General & Administrative	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000 2,000 1,000 44,120
207 208 209 210 211 213 215 216 217 218 219 221 242 243 244 245 246	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520 7550 Committee Acct	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance Meetings Expense Flag Program Total General & Administrative S Description	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000 2,000 1,000 \$ 44,120
207 208 209 210 211 213 215 216 217 218 219 221 242 243 244 245 246 247	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520 7550 Committee Acct 7810	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance Meetings Expense Flag Program Total General & Administrative Description Landscape	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000 2,000 1,000 \$ 44,120 2021 Budget 3,000
207 208 209 210 211 213 215 216 217 218 219 221 242 243 244 245 246 247 248	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520 7550 Committee Acct 7810 7820	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance Meetings Expense Flag Program Total General & Administrative S Description Landscape Social	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000 2,000 1,000 \$ 44,120 2021 Budget 3,000 60,000
207 208 209 210 211 213 215 216 217 218 221 222 242 243 244 245 246 247 248 249	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520 7550 Committee Acct 7810 7820 7835	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance Meetings Expense Flag Program Total General & Administrative S Description Landscape Social Advisory	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000 \$ 44,120 2021 Budget 3,000 60,000 1,500
207 208 209 210 211 213 215 216 217 218 219 221 242 243 244 245 246 247 248 249 250	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520 7550 Committee Acct 7810 7820 7835 7840	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance Meetings Expense Flag Program Total General & Administrative S Description Landscape Social Advisory Welcome	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000 2,000 1,000 \$ 44,120 2021 Budget 3,000 60,000 1,500 1,500 12,000
207 208 209 210 211 213 215 216 217 218 219 221 242 243 244 245 247 248 249 250 251	General & Acct 7110 7120 7210 7220 7235 7240 7310 7320 7520 7550 Committee Acct 7810 7820 7835	Administrative Description Professional Mgmt Fee Admin Supplies/Expenses Annual Rev/Tax Return Delinquency Processing Exp Legal Expenses - Board IT Support Newsletter/Other Mailings Website Maintenance Meetings Expense Flag Program Total General & Administrative S Description Landscape Social Advisory	2021 Budget 21,320 7,000 700 1,500 1,500 2,100 6,000 1,000 \$ 44,120 2021 Budget 3,000 60,000 1,500

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1	FirstServ	Ventana Homeowners Association, Inc.	-
-	RESIDEN	,	
2		2021 Budget Resolution	
3		The Decord of Directors for Western Hermannian Acceptation In-	
4		The Board of Directors for Ventana Homeowners Association, Inc.	
5		resolves to adopt the 2021 Operating Budget as listed below:	
6			
253	7890	Communications	1,500
254	7895	Flag Committee	6,500
270			
271		Total Committees	\$ 90,800
272			
273	Insurance of	& Taxes	
274	Acct	Description	2021 Budget
	7910	Director and Officers Insurance	1,100
	7920	TX Comm. Property Policy	12,000
	7930	Excess Liability Insurance	1,400
278	7940	Other Liability Insurance	400
	7945	Cyber Insurance	315
280	7950	Workers Compensation Insurance	350
300			
301		Total Insurance & Taxes	\$ 15,565
302			
303	Onsite Emp	ployees	
	Acct	Description	2021 Budget
305	8100	On-Site Management	174,284
330			
331		Total Onsite Employees	\$ 174,284
394			
395		TOTAL OPERATING EXPENSES	\$ 891,780
396			
	Reserve Tr	ansfers	
398	Acct	Description	2021 Budget
399	9110	Transfer To Reserve	85,400
409			
410		Total Reserve Transfers	\$ 85,400
441			
442		TOTAL EXPENSES	\$ 977,180
443			
444		OPERATING NET INCOME (LOSS)	\$ -
445			
446	1		
_	RESERVE	FUND	
448	-		
	1	and Revenue	
	Acct	Description	2021 Budget
	9205	Reserve Fund Interest Income	1
	9210	Reserve Fund Contribution	85,400
462			· · · · · · · · · · · · · · · · · · ·
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1	FirstServi	FirstService Ventana Homeowners Association, Inc.					
2	2021 Budget Resolution						
3							
4		The Board of Directors for Ventana Homeowners Association, Inc.					
5		resolves to adopt the 2021 Operating Budget as listed below:					
6							
463			Total	Reserve Fun	d Revenue	\$	85,401
483							
484		NET	RESERVE F	UND INCON	ME (LOSS)	\$	85,401
564							
565				_			
566		Total Operating Fund Revenue		\$	977,180		
567		Net Operating Fund Income (Loss)		\$	-		
568 569		Net Reserve Fund Income (Loss)		•	85,401		
572		Tet Reserve Fund meome (Loss)		Ψ	05,401		
573		Combined Fund Net Income (Loss)		\$	85,401		
574		, ,			•		
575		DocuSigned by:				1 / 4 / 2 2 2 2	
576		Taylor Baird		Director	1	1/4/2020	_
577		Signature Docusigned by: Position/Date					
578		F 17000 +++		Managor	1	1/8/2020	
579		E0A21CDEFC1F424		Manager ————			-
580		Signature		Position/Date	e		
581							
582		Signatura		Position/Date			-
583 605		Signature		rosition/Date	.		