








	E	G	H	I
1		<b>Ventana Homeowners Association, Inc.</b>		
2		<b>2021 Budget Resolution</b>		
3				
4		The Board of Directors for Ventana Homeowners Association, Inc.		
5		resolves to adopt the 2021 Operating Budget as listed below:		
6				
7	<b>OPERATING FUND</b>			
8	<b>Operating Revenue</b>			
9	<b>Acct</b>	<b>Description</b>	<b>2021 Budget</b>	
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		<b>Total Operating Revenue</b>	<b>\$</b>	<b>977,180</b>
55				
56	<b>Expenses</b>			
57				
58	<b>Utilities</b>			
59	<b>Acct</b>	<b>Description</b>	<b>2021 Budget</b>	
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		<b>Total Utilities</b>	<b>\$</b>	<b>100,000</b>
77				
78	<b>Landscape Maintenance</b>			
79	<b>Acct</b>	<b>Description</b>	<b>2021 Budget</b>	
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		<b>Total Landscape Maintenance</b>	<b>\$</b>	<b>259,800</b>
122				
123	<b>Common Area Maintenance</b>			
124	<b>Acct</b>	<b>Description</b>	<b>2021 Budget</b>	
125	5510	Fence and Wall Maintenance	750	
126	5530	Grounds Porter	16,000	
127	5554	Playground Maint/Repair	3,000	

	E	G	H	I
1	 <b>Ventana Homeowners Association, Inc.</b>			
2	<b><i>2021 Budget Resolution</i></b>			
3				
4	The Board of Directors for Ventana Homeowners Association, Inc.			
5	resolves to adopt the 2021 Operating Budget as listed below:			
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		<b>Total Common Area Maintenance</b>	<b>\$</b>	<b>118,750</b>

	E	G	H	I
1		<b>Ventana Homeowners Association, Inc.</b>		
2		<b>2021 Budget Resolution</b>		
3				
4		The Board of Directors for Ventana Homeowners Association, Inc.		
5		resolves to adopt the 2021 Operating Budget as listed below:		
6				
159				
160	<b>Amenity Center/Pool Maintenance</b>			
161	<b>Acct</b>	<b>Description</b>	<b>2021 Budget</b>	
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	
175	6399	Trailer Rental	12,500	
205				
206	<b>Total Amenity Center/Pool Maintenance</b>			<b>\$ 88,461</b>
207				
208	<b>General &amp; Administrative</b>			
209	<b>Acct</b>	<b>Description</b>	<b>2021 Budget</b>	
210	7110	Professional Mgmt Fee	21,320	
211	7120	Admin Supplies/Expenses	7,000	
213	7210	Annual Rev/Tax Return	700	
215	7220	Delinquency Processing Exp	1,500	
216	7235	Legal Expenses - Board	1,500	
217	7240	IT Support	2,100	
218	7310	Newsletter/Other Mailings	6,000	
219	7320	Website Maintenance	1,000	
221	7520	Meetings Expense	2,000	
222	7550	Flag Program	1,000	
242				
243	<b>Total General &amp; Administrative</b>			<b>\$ 44,120</b>
244				
245	<b>Committees</b>			
246	<b>Acct</b>	<b>Description</b>	<b>2021 Budget</b>	
247	7810	Landscape	3,000	
248	7820	Social	60,000	
249	7835	Advisory	1,500	
250	7840	Welcome	12,000	
251	7860	Safety	4,500	
252	7880	Sunshine	1,800	

	E	G	H	I
1		<b>Ventana Homeowners Association, Inc.</b>		
2		<b>2021 Budget Resolution</b>		
3				
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			<b>Total Committees</b>	<b>\$ 90,800</b>
272				
273		<b>Insurance &amp; Taxes</b>		
274	<b>Acct</b>	<b>Description</b>		<b>2021 Budget</b>
275	7910	Director and Officers Insurance		1,100
276	7920	TX Comm. Property Policy		12,000
277	7930	Excess Liability Insurance		1,400
278	7940	Other Liability Insurance		400
279	7945	Cyber Insurance		315
280	7950	Workers Compensation Insurance		350
300				
301			<b>Total Insurance &amp; Taxes</b>	<b>\$ 15,565</b>
302				
303		<b>Onsite Employees</b>		
304	<b>Acct</b>	<b>Description</b>		<b>2021 Budget</b>
305	8100	On-Site Management		174,284
330				
331			<b>Total Onsite Employees</b>	<b>\$ 174,284</b>
394				
395			<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 891,780</b>
396				
397		<b>Reserve Transfers</b>		
398	<b>Acct</b>	<b>Description</b>		<b>2021 Budget</b>
399	9110	Transfer To Reserve		85,400
409				
410			<b>Total Reserve Transfers</b>	<b>\$ 85,400</b>
441				
442			<b>TOTAL EXPENSES</b>	<b>\$ 977,180</b>
443				
444			<b>OPERATING NET INCOME (LOSS)</b>	<b>\$ -</b>
445				
446				
447		<b>RESERVE FUND</b>		
448				
449		<b>Reserve Fund Revenue</b>		
450	<b>Acct</b>	<b>Description</b>		<b>2021 Budget</b>
451	9205	Reserve Fund Interest Income		1
452	9210	Reserve Fund Contribution		85,400
462				

	E	G	H	I
1		<b>Ventana Homeowners Association, Inc.</b> <b>2021 Budget Resolution</b>		
2				
3				
4		The Board of Directors for Ventana Homeowners Association, Inc.		
5		resolves to adopt the 2021 Operating Budget as listed below:		
6				
463	<b>Total Reserve Fund Revenue</b>		<b>\$</b>	<b>85,401</b>
483				
484	<b>NET RESERVE FUND INCOME (LOSS)</b>		<b>\$</b>	<b>85,401</b>
564				
565				
566	<b>Total Operating Fund Revenue</b>		<b>\$</b>	<b>977,180</b>
567	<b>Net Operating Fund Income (Loss)</b>		<b>\$</b>	<b>-</b>
568				
569	<b>Net Reserve Fund Income (Loss)</b>		<b>\$</b>	<b>85,401</b>
572				
573	<b>Combined Fund Net Income (Loss)</b>		<b>\$</b>	<b>85,401</b>
574				
575	DocuSigned by:  _____ <small>1713907B828F420...</small>		Director	11/4/2020
576	Signature		Position/Date	
577	DocuSigned by:  _____ <small>E0A21CDEF1F424...</small>		Manager	11/8/2020
578	Signature		Position/Date	
579				
580				
581				
582				
583	_____ Signature		_____ Position/Date	
605				