

**Venice Beach Apartments Two Association, Inc.**  
**2022 Proposed Budget**  
 January 1 through December 31, 2022

	2021 Budget	Actuals at 8/31/21	Sept-Dec 2021 Projections	2021 Projected Totals	2022 Budget
<b>Income</b>					
6310 · Maintenance Fees	123,229	82,137	41,069	123,206	121,732
6480 · VB1 Shared expenses	6,926	4,757	2,378	7,135	7,855
6510 · Rent/Sale/Other	0	107	0	107	0
6910 · Interest Income	0	9	4	13	0
6940 · Reserves	31,930	23,948	7,983	31,930	33,376
6975- Other Income(Late Fees)	0	215	0	215	0
<b>Total Income</b>	<b>162,085</b>	<b>111,172</b>	<b>51,434</b>	<b>162,606</b>	<b>162,963</b>
<b>Expense</b>					
<b>General &amp; Administrative</b>					
7015 · Management Fees	8,100	5,400	2,700	8,100	8,400
7018 · Appraisal Update	300	0	300	300	300
7020 · Ins. - Liab./ D&O/Wind	30,500	23,179	11,589	34,768	36,000
7022 · Insurance - Flood	5,250	2,986	0	2,986	3,000
7030 · Prof. Fees Acctg	200	225	0	225	225
7032 · Prof.Fees / Legal	1,000	2,282	1,141	3,422	1,000
7036 · Taxes (VB1 = 60%)	1,800	0	1,800	1,800	1,800
7040 · Land Lease	4,800	4,800	0	4,800	4,800
7041 · Div./Corp. Fees	161	61	101	162	162
7050 · Administrative Fees	330	223	112	335	350
<b>Total General &amp; Administrative</b>	<b>52,441</b>	<b>39,156</b>	<b>17,743</b>	<b>56,899</b>	<b>56,037</b>
<b>Utilities</b>					
8610 · Water/Sewer	15,598	8,831	4,415	13,246	13,700
8617 · Trash/Recycling	4,925	3,164	1,582	4,746	4,900
8619 · Stormwater	695	693	347	1,040	1,100
8640 · Electric	1,675	1,013	506	1,519	1,600
8650 · Cable	11,628	7,788	3,894	11,682	11,700
<b>Total Utilities</b>	<b>34,521</b>	<b>21,488</b>	<b>10,744</b>	<b>32,233</b>	<b>33,000</b>
<b>Building</b>					
8710 · Building Maintenance	5,000	5,025	2,512	7,537	1,750
8712 · Common Area Cleaning	2,000	1,950	975	2,925	3,000
8715 · Pest Control	900	450	300	750	750
8735 · Plumbing Repair/Maint.	4,000	0	0	0	1,750
8755 · Elevator Contract	1,100	984	492	1,476	1,500
8756 · Elevator - Repair	500	377	189	566	700
8758 · Elevator Phone	1,000	665		#VALUE!	700
8773 · Fire Ext. Maint.	500	178	89	266	400
8776 · Laundry Equipment	1,000	0	0	0	500
<b>Total Building</b>	<b>16,000</b>	<b>9,628</b>	<b>4,557</b>	<b>#VALUE!</b>	<b>11,050</b>
<b>Grounds</b>					
8210 · Lawn Care Contract	14,500	9,563	4,781	14,344	14,350
8220 · Irrigation Maint/Repair	500	713	357	1,070	800
8280 · Grounds-Beautification	500	1,282	916	2,198	800
<b>Total Grounds</b>	<b>15,500</b>	<b>11,558</b>	<b>6,054</b>	<b>17,611</b>	<b>15,950</b>
<b>Pool</b>					
8510 · Pool/Spa Contract	3,900	2,600	1,300	3,900	3,900
8511 · Pool/Spa Repair	800	751	375	1,126	1,000
8515 · Improvements	500	901	450	1,351	500
8517 · Permit	400	400	0	400	400
8520 · Pool Electric	6,093	4,916	2,458	7,374	7,750
<b>Total Pool</b>	<b>11,693</b>	<b>9,568</b>	<b>4,584</b>	<b>14,152</b>	<b>13,550</b>
<b>Reserves Expense</b>					
8700 · Reserve Contribution	31,930	23,948	7,983	31,930	33,376
<b>Total Reserves Expense</b>	<b>31,930</b>	<b>23,948</b>	<b>7,983</b>	<b>31,930</b>	<b>33,376</b>
<b>Total Expense</b>	<b>162,085</b>	<b>115,345</b>	<b>51,664</b>	<b>#VALUE!</b>	<b>162,963</b>

QUARTERLY ASSESSMENTS	2022 1 BR	2022 2BR
MAINTENANCE	\$ 1,323	\$ 1,654
RESERVES	\$ 363	\$ 453
<b>TOTAL</b>	<b>1,686</b>	<b>2,108</b>

Total Units                      8    12  
 Maintenance & Reserves Paid      4

**Venice Beach Apartments Two, Inc**  
**PROPOSED BUDGET FOR THE PERIOD**  
**January 1, 2022 - December 31, 2022**  
**DESIGNATED RESERVES**  
**Pooled Funding**

PERCENT  
 FUNDING  
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2021	ASSESSMENTS COLLECTED 2021	ESTIMATED EXPENDITURES 2021	TRANSFERS 2021	ESTIMATED BALANCE 12/31/2021	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	BOARD SUGGESTED FUNDING
ACCT#	ASSET											
9150	Gutters/Downspouts	20	10	10,000	2,375	0	0	0	2,375	7,625	763	0.00
9175	Electrical (Common Area)	20	10	10,000	3,375	0	0	0	3,375	6,625	663	0.00
9200	Elevator	20	10	10,000	2,688	0	0	0	2,688	7,313	731	0.00
9250	Pavement Resurfacing	20	1	50,000	4,750	0	0	0	4,750	45,250	45,250	0.00
9300	Building Painting	12	6	20,000	-20,488	0	0	0	-20,488	40,488	6,748	0.00
9325	Plumbing	20	20	10,000	2,500	0	0	0	2,500	7,500	375	0.00
9350	Pool Resurfacing	10	3	10,000	3,750	0	0	0	3,750	6,250	2,083	0.00
9400	Pool Heat	10	8	1,000	-945	0	0	0	-945	1,945	243	0.00
9450	Carports	20	10	50,000	3,775	0	0	0	3,775	46,225	4,623	0.00
9475	Railings	20	10	10,000	2,900	0	0	0	2,900	7,100	710	0.00
9500	Roof Replacement	20	4	135,000	38,708	19,259	0	0	57,967	77,033	19,258	19,258.28
9551	Stairs	20	10	10,000	117	0	0	0	117	9,883	988	0.00
9552	Lanais	40	20	50,000	0	0	0	0	0	50,000	2,500	0.00
9560	Capital Improvements	40	4	95,500	39,807	12,671	13,450	0	39,028	56,472	14,118	14,117.94
9590	Interest				74	0	0	0	74			
				<b>471,500</b>	<b>83,386</b>	<b>31,930</b>	<b>13,450</b>	<b>0</b>	<b>101,866</b>	<b>369,708</b>	<b>99,053</b>	<b>33,376.22</b>

**ANY NET INCOME WILL BE TRANSFERRED TO RESERVE CAPITAL IMPROVEMENTS**

Notes: Board merged 9553 Other into 9560 Capital Improvements  
 Move interest to Capital Improvements

1 BR 34.78%  
 2BR 65.22%