## **Venice Beach Apartments Two, Inc. Proposed Budget** January 1, 2018 - December 31, 2018

1910 Operating Interest   8   5   5   5   6   6   6   6   6   6   6							
NCOME							
Maintenance Fee   126,019   126,109   139,131   7,818   7,818   7,819   7,470   0 9,025   0 8,290   8,290   8,190	INCOME						
Main			OHARL		SHAKE		OHARL
1510 Rental/Sales/Other   0			7.470		9.025		8.290
1910 Operating Interest   8   5   5   5   6	6510 Rental/Sales/Other		, -		-,-		-,
16,000   16,000   16,000   16,000   16,000   16,000   16,000   16,000   16,000   16,000   16,000   16,000   142,264   9,025   155,136   8,290   142,264   9,025   155,136   8,290   142,264   9,025   155,136   8,290   142,264   9,025   155,136   8,290   142,264   9,025   155,136   8,290   142,264   9,025   155,136   8,290   142,264							
COTAL INCOME							
Administration:    Management Fees   7,200   7,440   Appraisal - update   300   300   300   8 Liab, D8O. etc   32,500   22,000   8 Liab, D8O. etc   32,500   3,100   3,100   70fessional Fees Acctg   450   500   20fessional Fees Legal   3,000   3,000   6axes (VB1 = 60%)   1,700   1,800   3,000   6axes (VB1 = 60%)   1,420   4,800   3,000   6axes (VB1 = 60%)   1,420   4,800   3,000   6axes (VB1 = 60%)   1,420   4,800   3,000   6axes (VB1 = 60%)   1,400   6axes (VB1 = 60%)   1,500   6axes (VB1 = 60%)   1	TOTAL INCOME				9,025		8,290
Administration:    Management Fees   7,200   7,440   Appraisal - update   300   300   300   8 Liab, D8O. etc   32,500   22,000   8 Liab, D8O. etc   32,500   3,100   3,100   70fessional Fees Acctg   450   500   70fessional Fees Legal   3,000   3,000   7axes (VB1 = 60%)   1,700   1,800   3,000   7axes (VB1 = 60%)   1,700   3,000   7axes (VB1 = 60%)   1,420   3,000   7axes (VB1 = 60%)   1,420   3,000   7axes (VB1 = 60%)   1,420   3,000   7axes (VB1 = 60%)   1,500   7axes (VB1 = 60%)							
Management Fees         7,200         7,440           Appraisal - update         300         300           nsurance Flood         3,100         3,100           Professional Fees Acctg         450         500           Professional Fees Legal         3,000         3,000           Faxes (VB1 = 60%)         1,700         1,800           Laws (VB1 = 60%)         1,700         1,800           Law (VB1 = 60%)         1,700         3,000           Fees (VB1 = 60%)         1,700         3,000           Frees         3,000         3,000           Frees         1,42         4,800           Alway (VB1 = 60%)         1,480         4,800           Alway (VB1 = 60%)         1,500           Forunds         17,345         0         0         17,300         0           Forunds         17,345         0         0         17,300         0	EXPENSE						
Appraisal - update   300   3	Administration:						
ns Liab, D&O. etc 32,500 22,000 norms runare Flood 3,100 70 70 70 70 1,000 70 70 70 70 70 70 70 70 70 70 70 70	Management Fees	7,200				7,440	
ns Liab, D&O. etc 32,500 22,000 norms runare Flood 3,100 70 70 70 70 1,000 70 70 70 70 70 70 70 70 70 70 70 70	Appraisal - update						
Insurance Flood 3,100 3,100 3,100 3,100 Professional Fees Acctg 450 500 Professional Fees Acctg 450 500 Professional Fees Legal 3,000 3,000 Faxes (VB1 = 60%) 1,700 1,800 3,000 Faxes (VB1 = 60%) 1,700 1,800 3,000 Faxes (VB1 = 60%) 1,700 Faxes (VB1	Ins Liab, D&O. etc						
Professional Fees Acctg	Insurance Flood						
Professional Fees Legal 3,000 3,000 and Parket (VB1 = 60%) 1,700 1,800 and Lease 4,800 4,800 and Lease 3,000 and Lease 4,800 and Lease 5,800 and Lease 6,800 a	Professional Fees Acctg						
Faxes (VB1 = 60%)         1,700         1,800           Lease         4,800         4,800           Div/Corp Fees         142         142           Indrin Fees         3,000         3,000           Fotal Admin         56,192         0         0         46,082         0           Grounds          14,345         15,000 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>							
Anni	•						
142	Land Lease						
Admin Fees 3,000 3,000  Total Admin 56,192 0 0 46,082 0  Grounds  Lawn Contract 14,345 15,000  Grounds Upgrade 2,000 1,500  Total Grounds 17,345 0 0 17,300 0  Grounds Upgrade 2,000 5,500  Cleaning 3,600 4,000  Pest Control 700 1,000  Plumbing 1,200 15,000  Elevator Contract 1,800 1,700  Elevator Contract 1,800 1,700  Elevator Repair 500 500  Elevator Phone 1,400 500  Elevator Phone 1,400 500  Laundry Equip 500 500  Fotal Building 17,700 0 0 30,200 0  Fotal Building 17,700 0 0 30,200 0  Fotal Building 17,700 0 0 30,200 0  Fotal Building 17,700 0 0 0 30,200 0  Fotal Building 17,700 0 0 0 400  Fotal Elevator Sepair 500 500  Fotal Building 17,700 0 0 0 30,200 0  Fotal Building 17,700 0 0 0 30,200 0							
Coronads	Admin Fees						
14,345	Total Admin	·		0	0	·	0
14,345							
Brounds Upgrade         1,000         800           Grounds Upgrade         2,000         1,500           Fotal Grounds         17,345         0         0         17,300         0           Building         Building Maint         7,500         5,500         5,500         5,500         5,500         5,500         5,500         5,500         5,500         5,500         5,500         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         7,000	Grounds						
Second   S	Lawn Contract	14,345				15,000	
Cotal Grounds   17,345   0 0 17,300   0   17,300   0	Irrigation Repair Maint						
Suilding   Suilding   Suilding   Maint   7,500   5,500   Cleaning   3,600   4,000   Pest Control   700   1,000   Pest Control   700   15,000   Elevator Contract   1,800   1,700   Elevator Repair   500   500   Elevator Phone   1,400   1,500   Elevator Phone   1,400   1,500   Elevator Etx. Maint   500   500   Elex. Maint   500   500   Elevator Etx. Maint   500   Elevator Etx. Mai	Grounds Upgrade	2,000				1,500	
Suilding Maint   7,500   5,500	Total Grounds	17,345		0	0	17,300	0
Suilding Maint   7,500   5,500							
Cleaning   3,600   4,000   Cleaning   1,000   Cleaning   1,200   15,000   Cleaning   1,200   15,000   Cleaning   1,200   15,000   Cleaning   1,700   Cleaning   1,700   Cleaning   1,700   Cleaning   1,500   Cleaning   1,400   1,500   Cleaning   1,500   Cleani	Building Duilding Maint	7.500				F 500	
Pest Control 700 1,000 Plumbing 1,200 15,000 Elevator Contract 1,800 1,700 Elevator Repair 500 500 Elevator Phone 1,400 1,500 500 Elevator Phone 1,400 500 500 Elevator Phone 500 500 500 Elevator Ext. Maint 500 500 500 500 Elevator Ext. Maint 500 Elevator Ext. Maint 500 500 Elevator Ext. Maint	<u> </u>						
Plumbing	Cleaning						
Total Building   1,700   1,700   1,700   1,700   1,5							
Selevator Repair   500							
Elevator Phone 1,400 1,500 Fire Ext. Maint 500 500  Laundry Equip 500 500  Fotal Building 17,700 0 0 30,200 0  Pool Pool Pool Repair 2,000 3,000  Improements 500 500  Permit 400 0 0 400 Electric 6,100 7,000							
Fire Ext. Maint 500 500  Laundry Equip 500 500  Fotal Building 17,700 0 0 30,200 0  Pool Pool Pool Contract 3,900 3,900 3,900 900 Pool Repair 2,000 3,000 mproements 500 500 90 Pool Pool Pool Pool Pool Pool Pool Poo							
Total Building   17,700   0   0   30,200   0							
Pool         3,900         3,900         3,900         3,900         3,900         3,900         3,000         3,000         500         500         500         6,100         7,000<							
Pool       3,900       3,900         Pool Repair       2,000       3,000         mproements       500       500         Permit       400       0       0       400         Electric       6,100       7,000	Laundry Equip	500				500	
Pool Contract       3,900       3,900         Pool Repair       2,000       3,000         Improements       500       500         Permit       400       0       0       400         Electric       6,100       7,000	Total Building	17,700		0	0	30,200	0
Pool Contract       3,900       3,900         Pool Repair       2,000       3,000         Improements       500       500         Permit       400       0       0       400         Electric       6,100       7,000							
Pool Repair       2,000       3,000         mproements       500       500         Permit       400       0       0       400         Electric       6,100       7,000	Pool						
Improements         500         500           Permit         400         0         0         400           Electric         6,100         7,000							
Permit     400     0     0     400       Electric     6,100     7,000	Pool Repair						
Electric 6,100 7,000	Improements						
	Permit			0	0		
Total Pool 12,900 0 0 14,800 0	Electric	6,100				7,000	
	Total Pool	12,900		0	0	14,800	0

## Venice Beach Apartments Two, Inc. Proposed Budget January 1, 2018 - December 31, 2018

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Total Other Expense	29,360	0	0	30,754	0
Cable	9,600			9,955	
Electric	2,000			1,839	
Stormwater	660			660	
Trash/Recycling	4,200			4,200	
Water/Sewer	12,900			14,100	
Utilities					
Total Other Expense	16,000	#REF!	#REF!	16,000	0
Reserve Contribution	16,000	#REF!	#REF!	16,000	

TOTAL EXPENSES	149,497	0	0	155,136	0

	# of Units	Percentage	Operating	Reserves	Qtrly Fee
1 Bedroom	8	34.784%	1,512	174	1,686
2 Bedrooms	12	65.220%	1,890	217	2,108