

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

INCOME	2017 APPROVED	VBA1 SHARE	2017 EST. YEAR END	2017 - VBA1 SHARE	2018 Proposed Budget	VBA1 SHARE	Notes
Maintenance Fee	126,019		126,109		139,131		
VB1 Shared Expenses	0	7,470	0	9,025	0	8,290	
6510 Rental/Sales/Other	0		150		0		
6910 Operating Interest	8		5		5		
6940 Reserves	16,000		16,000		16,000		
TOTAL INCOME	142,027		142,264	9,025	155,136	8,290	
EXPENSE							
Administration:							
Management Fees	7,200				7,440		
Appraisal - update	300				300		
Ins. - Liab, D&O. etc	32,500				22,000		
Insurance Flood	3,100				3,100		
Professional Fees Acctg	450				500		
Professional Fees Legal	3,000				3,000		
Taxes (VB1 = 60%)	1,700				1,800		
Land Lease	4,800				4,800		
Div/Corp Fees	142				142		
Admin Fees	3,000				3,000		
Total Admin	56,192		0	0	46,082	0	
Grounds							
Lawn Contract	14,345				15,000		
Irrigation Repair Maint	1,000				800		
Grounds Upgrade	2,000				1,500		
Total Grounds	17,345		0	0	17,300	0	
Building							
Building Maint	7,500				5,500		
Cleaning	3,600				4,000		
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		
Fire Ext. Maint	500				500		
Laundry Equip	500				500		
Total Building	17,700		0	0	30,200	0	
Pool							
Pool Contract	3,900				3,900		
Pool Repair	2,000				3,000		
Improvements	500				500		
Permit	400		0	0	400		
Electric	6,100				7,000		
Total Pool	12,900		0	0	14,800	0	

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Reserves

Reserve Contribution	16,000	#REF!	#REF!	16,000	
Total Other Expense	16,000	#REF!	#REF!	16,000	0

Utilities

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

TOTAL EXPENSES	149,497	0	0	155,136	0
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	# 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