

**Venice Beach Apartments Two Association, Inc.**  
**Approved Budget**  
**January 1 through December 31, 2023**

	2022 Approved Budget	2023 Approved Budget
<b>Income</b>		
6310 · Maintenance Fees	121,767	130,586
6480 · VB1 Shared expenses	7,855	8,805
6510 · Rent/Sale/Other	0	0
6910 · Interest Income	0	0
6940 · Reserves	33,376	34,469
<b>Total Income</b>	<b>162,998</b>	<b>173,860</b>
<b>Expense</b>		
<b>General &amp; Administrative</b>		
7015 · Management Fees	8,400	8,700
7018 · Appraisal Update	300	0
7020 · Ins. - Liab./ D&O/Wind	36,000	42,000
7022 · Insurance - Flood	3,000	3,750
7030 · Prof. Fees Acctg	225	250
7032 · Prof.Fees / Legal	1,000	500
7036 · Taxes (VB1 = 60%)	1,800	1,800
7040 · Land Lease	4,800	4,800
7041 · Div./Corp. Fees	162	166
7050 · Administrative Fees	350	375
<b>Total General &amp; Administrative</b>	<b>56,037</b>	<b>62,341</b>
<b>Utilities</b>		
8610 · Water/Sewer	13,735	15,750
8617 · Trash/Recycling	4,900	4,750
8619 · Stormwater	1,100	1,400
8640 · Electric	1,600	1,950
8650 · Cable	11,700	12,250
<b>Total Utilities</b>	<b>33,035</b>	<b>36,100</b>
<b>Building</b>		
8710 · Building Maintenance	1,750	1,000
8712 · Common Are Cleaning	3,000	3,300
8715 · Pest Control	750	750
8735 · Plumbing Repair/Maint.	1,750	1,000
8755 · Elevator Contract	1,500	1,500
8756 · Elevator - Repair	700	500
8758 · Elevator Phone	700	950
8773 · Fire Ext. Maint.	400	500
8776 · Laundry Equipment	500	500
<b>Total Building</b>	<b>11,050</b>	<b>10,000</b>
<b>Grounds</b>		
8210 · Lawn Care Contract	14,350	14,500
8220 · Irrigation Maint/Repair	800	500
8280 · Grounds-Beautification	800	500
<b>Total Grounds</b>	<b>15,950</b>	<b>15,500</b>
<b>Pool</b>		
8510 · Pool/Spa Contract	3,900	4,050
8511 · Pool/Spa Repair	1,000	1,000
8515 · Improvements	500	250
8517 · Permit	400	400
8520 · Pool Electric	7,750	9,750
<b>Total Pool</b>	<b>13,550</b>	<b>15,450</b>
<b>Reserves Expense</b>		
8700 · Reserve Contribution	33,376	34,469
<b>Total Reserves Expense</b>	<b>33,376</b>	<b>34,469</b>
<b>Total Expense</b>	<b>162,998</b>	<b>173,860</b>

QUARTERLY ASSESSMENTS	2023 1 BR	2023 2BR
MAINTENANCE	\$ 1,419	\$ 1,774
RESERVES	\$ 375	\$ 468
<b>TOTAL</b>	<b>1,794</b>	<b>\$ 2,243</b>

Total Units	8	12
Maintenance & Reserves Paid	4	4

Venice Beach Apartments Two, Inc  
 APPROVED BUDGET FOR THE PERIOD  
 January 1, 2023 - December 31, 2023  
 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 1/1/2022	ASSESSMENTS COLLECTED 2022	ESTIMATED EXPENDITURES 2022	TRANSFERS 2022	ESTIMATED BALANCE 12/31/2022	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	BOARD SUGGESTED FUNDING
ACCT#	ASSET											
9200	Elevator	20	9	10,000	2,688	0	0	0	2,688	7,313	813	0.00
9250	Surface & Structures	20	1	50,000	11,425	0	0	0	11,425	38,575	38,575	0.00
9300	Building Restoration	12	5	20,000	-14,496	0	0	0	-14,496	34,496	6,899	0.00
9350	Pool	10	2	10,000	2,805	0	0	0	2,805	7,195	3,598	0.00
9500	Roof	20	3	135,000	60,341	19,258	0	0	79,599	55,401	18,467	18,467.03
9560	Capital Improvements	40	3	95,500	39,028	14,118	5,653	0	47,493	48,007	16,002	16,002.32
9590	Interest				83	0	0	0	83			
				<b>320,500</b>	<b>101,874</b>	<b>33,376</b>	<b>5,653</b>	<b>0</b>	<b>129,596</b>	<b>190,987</b>	<b>84,354</b>	<b>34,469.35</b>

1 BR 34.78%  
 2BR 65.22%