

**Venice Beach Apartments Two Association, Inc.**  
**Approved Budget**  
**January 1 through December 31, 2025**

	2024 Approved Budget	2025 Approved Budget
<b>Income</b>		
6310 · Maintenance Fees	171,961	212,680
6480 · VB1 Shared expenses	8,830	8,680
6510 · Rent/Sale/Other	0	0
6910 · Interest Income	0	0
6940 · Reserves	45,300	100,635
6975 · Late Fees	0	0
<b>Total Income</b>	<b>226,091</b>	<b>321,995</b>
<b>Expense</b>		
<b>Administrative</b>		
7015 · Management Fees	9,300	9,600
7020 · Ins. - Liab./ D&O/Wind	75,000	100,000
7022 · Insurance - Flood	4,000	15,000
7030 · Prof. Fees Acctg	275	300
7032 · Prof.Fees / Legal	500	500
7036 · Taxes (VB1 = 60%)	1,800	1,800
7040 · Land Lease	4,800	4,800
7041 · Div./Corp. Fees	166	250
7050 · Administrative Fees	500	2,000
7055 Centennial Loan Expense	0	0
<b>Total Administrative</b>	<b>96,341</b>	<b>134,250</b>
<b>Utilities</b>		
8610 · Water/Sewer	15,000	15,000
8617 · Trash/Recycling	5,000	4,700
8619 · Stormwater	1,500	1,600
8640 · Electric	2,250	1,850
8650 · Cable	13,000	13,500
<b>Total Utilities</b>	<b>36,750</b>	<b>36,650</b>
<b>Repairs &amp; Maintenance</b>		
8710 · Building Maintenance	5,000	7,500
8712 · Clubhouse Cleaning	3,000	3,000
8715 · Pest Control	950	1,100
8735 · Plumbing Repair/Maint.	2,500	2,500
8755 · Elevator Contract	1,500	1,500
8756 · Elevator - Repair	650	450
8758 · Elevator Phone	1,100	1,350
8773 · Fire Ext. Maint.	500	1,000
8776 · Laundry Equipment	500	360
<b>Total Repairs &amp; Maintenance</b>	<b>15,700</b>	<b>18,760</b>
<b>Grounds</b>		
8210 · Lawn Care Contract	15,000	15,000
8220 · Irrigation Maint/Repair	1,000	1,000
8280 · Grounds-Beautification	500	500
<b>Total Grounds</b>	<b>16,500</b>	<b>16,500</b>
<b>Pool</b>		
8510 · Pool/Spa Contract	4,000	4,200
8511 · Pool/Spa Repair	1,500	1,500
8515 · Improvements	500	500
8517 · Permit	500	400
8520 · Pool Electric	9,000	8,600
<b>Total Pool</b>	<b>15,500</b>	<b>15,200</b>
<b>Reserves Expense</b>		
9010 · Reserve Contribution	45,300	100,635
<b>Total Reserves Expense</b>	<b>45,300</b>	<b>100,635</b>
<b>Total Expense</b>	<b>226,091</b>	<b>321,995</b>

QUARTERLY ASSESSMENTS	2025 1 BR	2025 2BR
MAINTENANCE	\$ 2,312	\$ 2,890
RESERVES	\$ 1,094	\$ 1,367
<b>TOTAL</b>	<b>3,405</b>	<b>\$ 4,257</b>

Total Units	8	12
Maintenance & Reserves Paid	4	4

Venice Beach Apartments Two, Inc  
 APPROVED BUDGET FOR THE PERIOD  
 January 1, 2025 - December 31, 2025  
 DESIGNATED RESERVES  
 Pooled Funding

PERCENT VARIED  
 FUNDING PERCENTAGE  
 100.00% FUNDING

		1	2	3	4	5	6	7	8	9	10	11	12
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2024	ASSESSMENTS COLLECTED 2024	ESTIMATED EXPENDITURES 2024	ESTIMATED TRANSFERS 2024	ESTIMATED BALANCE 12/31/2024	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	BOARD SUGGESTED FUNDING	VARIED % BY ACCOUNT
ACCT#	ASSET												
3510	Elevator	20	9	50,000	3,175	0	0	0	3,175	46,826	5,203	0.00	0%
3520	Surface & Structures	20	19	100,000	11,425	0	0	0	11,425	88,575	4,662	0.00	0%
3530	Building Restoration	12	1	50,000	-14,495	0	0	0	-14,495	64,495	64,495	0.00	0%
3540	Pool	10	7	30,000	-238	0	0	0	-238	30,238	4,320	0.00	0%
3550	Roof	20	18	150,000	9,234	6,620	0	0	15,854	134,147	7,453	7,453	100%
3560	Capital Improvements	40	1	100,000	22,640	38,680	8,500	5,007	57,826	42,174	14,503	42,174	100%
3590	Interest				757	506	0	-757	506	0	0	0	N/A
				<b>480,000</b>	<b>32,495</b>	<b>45,806</b>	<b>8,500</b>	<b>4,250</b>	<b>74,052</b>	<b>406,455</b>	<b>100,635</b>	<b>49,626</b>	

Note 1 \*Moved interest \$756.75 to capital improvements as usable income

Note 2 VBA1 reimbursement for pool renovation \$4250 posted to capital improvements 3/31/24

Note 3 Roof was replaced in 2023 by Crowther Roofing (Funded

1 BR 34.78%

2BR 65.22%