

Venice Beach Apartments Two Association, Inc.
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
Income		
6310 · Maintenance Fees	212,680	228,577
6480 · VB1 Shared expenses	8,680	8,683
6910 · Interest Income	0	0
6940 · Reserves	100,635	27,578
6975 · Late Fees	0	0
6980 · Insurance Claim Income	0	0
Total Income	321,995	264,837
Expense		
Administrative		
7015 · Management Fees	9,600	10,176
7020 · Ins. - Liab./ D&O/Wind	100,000	105,000
7022 · Insurance - Flood	15,000	10,000
7030 · Prof. Fees Acctg	300	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	250	228
7050 · Administrative Fees	2,000	1,750
Total Administrative	134,250	134,554
Utilities		
8610 · Water/Sewer	15,000	17,000
8617 · Trash/Recycling	4,700	6,000
8619 · Stormwater	1,600	2,000
8640 · Electric	1,850	2,250
8650 · Cable	13,500	15,000
Total Utilities	36,650	42,250
Repairs & Maintenance		
8710 · Building Maintenance	7,500	15,000
8712 · Clubhouse Cleaning	3,000	3,600
8715 · Pest Control	1,100	1,200
8735 · Plumbing Repair/Maint.	2,500	1,200
8755 · Elevator Contract	1,500	1,600
8756 · Elevator - Repair	450	1,300
8758 · Elevator Phone	1,350	1,100
8773 · Fire Ext. Maint.	1,000	600
8776 · Laundry Equipment	360	900
Total Repairs & Maintenance	18,760	26,500
Grounds		
8210 · Lawn Care Contract	15,000	15,000
8220 · Irrigation Maint/Repair	1,000	1,750
8280 · Grounds-Beautification	500	2,000
Total Grounds	16,500	18,750
Pool		
8510 · Pool/Spa Contract	4,200	4,800
8511 · Pool/Spa Repair	1,500	1,400
8515 · Improvements	500	600
8517 · Permit	400	400
8520 · Pool Electric	8,600	8,005
Total Pool	15,200	15,205
Reserves Expense		
9010 · Reserve Contribution	100,635	27,578
Total Reserves Expense	100,635	27,578
Total Expense	321,995	264,837

QUARTERLY ASSESSMENTS	2026 - 1 BR	2026 - 2 BR
MAINTENANCE	\$ 2,484	\$ 3,106
RESERVES	\$ 300	\$ 375
TOTAL	2,784	3,480

Total Units	8	12
Maintenance & Reserves Paid	4	4

Venice Beach Apartments Two, Inc
APPROVED BUDGET FOR THE PERIOD
January 1, 2026 - December 31, 2026
DESIGNATED RESERVES
Pooled Funding

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED
ACCT#	ASSET										
3510	Elevator	20	8	50,000	3,175	5,202	0	0	8,377	41,624	5,203
3520	Surface & Structures	20	18	100,000	11,425	4,662	0	0	16,087	83,913	4,662
3530	Building Restoration	12	1	77,800	-14,495	64,495	0	21,860	71,860	5,940	5,940
3540	Pool	10	6	30,000	-238	4,320	0	0	4,082	25,918	4,320
3550	Roof	20	17	150,000	15,854	7,453	0	0	23,307	126,694	7,453
3560	Capital Improvements	40	1	100,000	57,826	14,503	0	65,684	138,013	0	0
3590	Interest				1,061	2,373	0	-3,434	0	0	0
				507,800	74,607	103,008	0	84,110	261,725	284,089	27,578

Note 1 *Moved interest \$3,434.18 to Building Restoration as usable income

Note 2 American Coastal Insurance Claim Ck posted to 3560 Capital Improvements

1 BR 34.78%

Note 3 Roof was replaced in 2023 by Crowther Roofing

2BR 65.22%