

Venice Beach Apartments Two Association, Inc.

Approved Budget

January 1 through December 31, 2019

	2018 Approved Budget	2019 Budget
Income		
6310 · Maintenance Fees	139,131	125,706
6480 · VB1 Shared expenses	0	7,418
6510 · Rent/Sale/Other	0	0
6910 · Interest Income	5	0
6940 · Reserves	16,000	29,437
6975 · Other Income (Late Fees)	0	0
Total Income	155,136	162,561
Expense		
General & Administrative		
7015 · Management Fees	7,440	8,100
7018 · Appraisal Update	300	0
7020 · Ins. - Liab./ D&O/Wind	22,000	25,000
7022 · Insurance - Flood	3,100	3,000
7030 · Prof. Fees Acctg	500	200
7032 · Prof.Fees / Legal	3,000	3,000
7036 · Taxes (VB1 = 60%)	1,800	1,800
7040 · Land Lease	4,800	4,800
7041 · Div./Corp. Fees	142	142
7050 · Administrative Fees	3,000	600
Total General & Administrative	46,082	46,642
Utilities		
8610 · Water/Sewer	14,100	17,472
8617 · Trash/Recycling	4,200	4,717
8619 · Stormwater	660	744
8640 · Electric	1,839	1,732
8650 · Cable	9,955	10,703
Total Utilities	30,754	35,366
Building		
8710 · Building Maintenance	5,500	6,500
8712 · Clubhouse Cleaning	4,000	3,500
8715 · Pest Control	1,000	1,000
8735 · Plumbing Repair/Maint.	15,000	6,440
8755 · Elevator Contract	1,700	1,700
8756 · Elevator - Repair	500	500
8758 · Elevator Phone	1,500	1,500
8773 · Fire Ext. Maint.	500	500
8776 · Laundry Equipment	500	500
Total Building	30,200	22,140
Grounds		
8210 · Lawn Care Contract	15,000	14,500
8220 · Irrigation Maint/Repair	800	250
8280 · Grounds-Beautification	1,500	1,550
Total Grounds	17,300	16,300
Pool		
8510 · Pool/Spa Contract	3,900	3,900
8511 · Pool/Spa Repair	3,000	2,000
8515 · Improvements	500	350
8517 · Permit	400	400
8520 · Pool Electric	7,000	6,026
Total Pool	14,800	12,676
Reserves Expense		
8700 · Reserve Contribution	16,000	29,437
Total Reserves Expense	16,000	29,437
Total Expense	155,136	162,561

	2019 1 BR	2019 2BR
QUARTERLY ASSESSMENTS		
MAINTENANCE	\$ 1,366	\$ 1,708
RESERVES	\$ 320	\$ 400
TOTAL	1,686	2,108

Total Units	8	12
Maintenance & Reserves Paid	4	