

Venice Beach Apartments One, Inc.
Approved Budget
January 1, 2017 - December 31, 2017

INCOME	2016 Approved Budget	2017 Proposed Budget
Application/Misc Fees		
Interest - Operating		
Interest - Reserves		
Land Lease	4,800	4,800
One Bedroom Income		
Assessments-Maintenance Fees	41,440	46,189
Assessments-Reserves	2,160	1,973
Total One Bedroom Income	43,600	48,162
Two Bedroom Income		
Assessments-Maintenance Fees	51,800	57,735
Assessments-Reserves	2,720	2,466
Total Two Bedroom Income	54,520	60,201
TOTAL INCOME	102,920	113,164

EXPENSE		
Accounting/Tax Prep	225	150
Building Repair Expenses	1,915	6,000
Insurances	35,000	35,500
Landscaping and Irrigation	13,725	18,000
Laundry Room Repairs	1,400	1,000
Legal Expenses	2,000	5,000
Licenses and Fees	375	300
Management Fees	8,700	8,600
Miscellaneous / Supplies	1,200	650
Pest Control	2,500	2,500
Pool Expenses / VBA 2	6,000	6,000
Postage and Mailings	225	250
Real Property Taxes	975	975
Utilities, Electric, Water	19,000	19,000
Total Expense	93,240	103,925

Other Income/Expense		
Other Expense		
Proprietary Lease Fee	4,800	4,800
Transfer to Reserves	4,880	4,439
Total Other Expense	9,680	9,239

TOTAL EXPENSES	102,920	113,164
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