

**Venice Beach Apartments One, Inc.**  
**Approved Reserves Schedule**  
**January 1, 2017 - December 31, 2017**

Reserve Account	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Beginning Balance 1/1/16	2016 Balance Collected	2016 Expenses	Ending Balance 12/31/16	Additional Reserves Required	Annual Reserve Required 100% Funding	Annual Reserve Required 25% Funding
Roof	18	16	230,000	7,121	3,246	0	10,366	219,634	13,727	3,432
Capital Reserve	12	12	50,000	0	1,634	0	1,634	48,366	4,030	1,008
<b>TOTAL EXPENSE</b>			280,000	7,121	4,880	0	12,001	267,999	17,758	4,439

		100% Funding Option	25% Funding Option
44.4%	Quarterly Amount Due Per Unit: 1 BR	\$197	\$49
55.6%	Quarterly Amount Due Per Unit: 2 BR	\$247	\$62