

**Venice Beach Apartments One, Inc.**  
**Approved Budget**  
**January 1, 2026 - December 31, 2026**

	2025 Approved Budget	2026 Approved Budget
<b>INCOME</b>		
5002 - 1 BR Assessments	58,519	65,449
5003 - 1 BR Reserve Fees	5,140	5,905
5006 - 2 BR Assessments	73,148	81,811
5007 - 2 BR Reserve Fees	6,425	7,381
5015 - Land Lease	4,800	4,800
5035 - Application/Misc Fees	0	0
5020 - Late Fee Income	0	0
5045 - Operating Interest	13	15
5050 - Reserve Interest	0	0
<b>TOTAL INCOME</b>	<b>148,045</b>	<b>165,361</b>
<b>EXPENSE</b>		
<b>ADMINISTRATIVE</b>		
Legal Expenses	500	500
Postage and Mailings	500	1,000
Accounting/Tax Prep	300	300
Insurances	45,000	50,000
Licenses and Fees	530	625
Management Fees	9,600	9,900
Miscellaneous / Supplies	400	250
Real Property Taxes	950	900
<b>TOTAL ADMINISTRATIVE</b>	<b>57,780</b>	<b>63,475</b>
<b>GROUNDS</b>		
Landscaping / Irrig / Fert Contract	18,800	20,500
Landscaping Other	6,000	12,000
<b>TOTAL GROUNDS</b>	<b>24,800</b>	<b>32,500</b>
<b>REPAIRS &amp; MAINTENANCE</b>		
Laundry Room Repairs	500	500
Building Repair Expenses	5,000	12,000
Pest Control	2,800	2,800
<b>TOTAL REPAIRS &amp; MAINT.</b>	<b>8,300</b>	<b>15,300</b>
<b>POOL</b>		
Pool Expenses / VBA 2	12,000	12,000
<b>TOTAL POOL</b>	<b>12,000</b>	<b>12,000</b>
<b>UTILITIES</b>		
Utilities: Electric & Water	28,800	24,000
<b>TOTAL UTILITIES</b>	<b>28,800</b>	<b>24,000</b>
<b>Total Expense</b>	<b>131,680</b>	<b>147,275</b>
<b>Other Expense</b>		
Proprietary Lease Fee	4,800	4,800
Transfer to Reserves	11,565	13,286
<b>Total Other Expense</b>	<b>16,365</b>	<b>18,086</b>
<b>TOTAL EXPENSES</b>	<b>148,045</b>	<b>165,361</b>

	44.4%	55.6%
2026 Quarterly Dues	1BR	2BR
Maintenance Fees	\$ 1,636	\$ 2,045
Reserve Fees	\$ 148	\$ 185
	<b>\$ 1,784</b>	<b>\$ 2,230</b>

**Venice Beach Apartments One, Inc.**  
**Proposed Reserves Schedule**  
**January 1, 2026- December 31, 2026**

Reserve Account	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Beginning Balance 1/1/25	2025 Balance Collected	2025 Expenses	Ending Balance 12/31/25	Additional Reserves Required	Annual Reserve Required 100% Funding	Annual Reserve Required 50% Funding	Annual Reserve Required 25% Funding	Annual Reserve Required 15% Funding
Roof	18	8	250,000	43,025	5,673	0	48,698	201,302	25,163	12,581	6,290	3,774
Capital Reserve	12	5	150,000	8,597	8,610	7,133	10,074	139,926	27,985	13,993	6,996	4,198
<b>TOTAL EXPENSE</b>			400,000	51,622	14,283	7,133	58,772	341,228	53,148	26,574	13,286	7,972

**Venice Beach Apartments One, Inc.  
2026 Assessment Breakdown**

One BR	Assesment	Reserves	Land Lease*	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
5	\$ 1,636.00	\$ 148.00	\$ 220.00	\$ 1,784.00	\$ 2,004.00	\$ 1,784.00	\$ 1,784.00
6	\$ 1,636.00	\$ 148.00	\$ 220.00	\$ 1,784.00	\$ 2,004.00	\$ 1,784.00	\$ 1,784.00
7	\$ 1,636.00	\$ 148.00	\$ 220.00	\$ 1,784.00	\$ 2,004.00	\$ 1,784.00	\$ 1,784.00
8	\$ 1,636.00	\$ 148.00	\$ 220.00	\$ 1,784.00	\$ 2,004.00	\$ 1,784.00	\$ 1,784.00
9	\$ 1,636.00	\$ 148.00	\$ 220.00	\$ 1,784.00	\$ 2,004.00	\$ 1,784.00	\$ 1,784.00
13	\$ 1,636.00	\$ 148.00	\$ 220.00	\$ 1,784.00	\$ 2,004.00	\$ 1,784.00	\$ 1,784.00
14	\$ 1,636.00	\$ 148.00	\$ 220.00	\$ 1,784.00	\$ 2,004.00	\$ 1,784.00	\$ 1,784.00
15	\$ 1,636.00	\$ 148.00	\$ 220.00	\$ 1,784.00	\$ 2,004.00	\$ 1,784.00	\$ 1,784.00
16	\$ 1,636.00	\$ 148.00	\$ 220.00	\$ 1,784.00	\$ 2,004.00	\$ 1,784.00	\$ 1,784.00
17	\$ 1,636.00	\$ 148.00	\$ 220.00	\$ 1,784.00	\$ 2,004.00	\$ 1,784.00	\$ 1,784.00
	<b>\$ 16,360.00</b>	<b>\$ 1,480.00</b>	<b>\$ 2,200.00</b>	<b>\$ 17,840.00</b>	<b>\$ 20,040.00</b>	<b>\$ 17,840.00</b>	<b>\$ 17,840.00</b>

Two BR	Assesment	Reserves	Land Lease*	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
1	\$ 2,045.00	\$ 185.00	\$ 260.00	\$ 2,230.00	\$ 2,490.00	\$ 2,230.00	\$ 2,230.00
2	\$ 2,045.00	\$ 185.00	\$ 260.00	\$ 2,230.00	\$ 2,490.00	\$ 2,230.00	\$ 2,230.00
3	\$ 2,045.00	\$ 185.00	\$ 260.00	\$ 2,230.00	\$ 2,490.00	\$ 2,230.00	\$ 2,230.00
4	\$ 2,045.00	\$ 185.00	\$ 260.00	\$ 2,230.00	\$ 2,490.00	\$ 2,230.00	\$ 2,230.00
10	\$ 2,045.00	\$ 185.00	\$ 260.00	\$ 2,230.00	\$ 2,490.00	\$ 2,230.00	\$ 2,230.00
11	\$ 2,045.00	\$ 185.00	\$ 260.00	\$ 2,230.00	\$ 2,490.00	\$ 2,230.00	\$ 2,230.00
12	\$ 2,045.00	\$ 185.00	\$ 260.00	\$ 2,230.00	\$ 2,490.00	\$ 2,230.00	\$ 2,230.00
18	\$ 2,045.00	\$ 185.00	\$ 260.00	\$ 2,230.00	\$ 2,490.00	\$ 2,230.00	\$ 2,230.00
19	\$ 2,045.00	\$ 185.00	\$ 260.00	\$ 2,230.00	\$ 2,490.00	\$ 2,230.00	\$ 2,230.00
20	\$ 2,045.00	\$ 185.00	\$ 260.00	\$ 2,230.00	\$ 2,490.00	\$ 2,230.00	\$ 2,230.00
	<b>\$ 20,450.00</b>	<b>\$ 1,850.00</b>	<b>\$ 2,600.00</b>	<b>\$ 22,300.00</b>	<b>\$ 24,900.00</b>	<b>\$ 22,300.00</b>	<b>\$ 22,300.00</b>

\*Land Lease only paid annually with 2nd qtr payment