

VENICE BEACH APARTMENTS ONE, INC.
FINANCIAL REPORTS
November 30, 2019

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

STATEMENT OF REVENUE & EXPENSE
COMPARISON OF ACTUAL TO BUDGET

REVENUE AND EXPENSE MONTH TO MONTH COMPARISON

Prepared By: Sunstate Association Management Group, Inc.

12/23/19

Venice Beach Apartments One, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of November 30, 2019

	Nov 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Centennial Operating 6669	41,694.16
Due to/From Operating	1,800.00
Centennial Reserves 6685	27,526.62
Due to/from Reserves	(1,800.00)
Total Checking/Savings	69,220.78
Accounts Receivable	
Accts Receivable / Prepaids	(1,384.00)
Total Accounts Receivable	(1,384.00)
Total Current Assets	67,836.78
Fixed Assets	
Land Acquisition	43,500.00
Total Fixed Assets	43,500.00
TOTAL ASSETS	111,336.78
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	387.55
Total Accounts Payable	387.55
Other Current Liabilities	
2019 Special Assessment	
S/A Income	47,500.00
S/A Expenses	(52,116.81)
Total 2019 Special Assessment	(4,616.81)
Land Acquisition Loan	46,947.00
Deferred Assessments	9,781.41
Total Other Current Liabilities	52,111.60
Total Current Liabilities	52,499.15
Long Term Liabilities	
Reserves Fund	25,726.62
Total Long Term Liabilities	25,726.62
Total Liabilities	78,225.77
Equity	
Opening Balance Fund	6,834.61
Retained Earnings	11,018.18
Net Income	15,258.22
Total Equity	33,111.01
TOTAL LIABILITIES & EQUITY	111,336.78

Venice Beach Apartments One, Inc.
Statement of Revenue & Expense - Budget to Actual

12/23/19

Accrual Basis

November 2019

	Nov 19	Budget	\$ Over Budget	Jan - Nov 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Application/Misc Fees	0.00	0.00	0.00	604.63	0.00	604.63	0.00
Land Lease	0.00	400.00	(400.00)	4,800.00	4,400.00	400.00	4,800.00
One Bedroom Income							
Assessments-Maintenance Fees	4,346.83	4,346.92	(0.09)	47,815.10	47,816.08	(0.98)	52,163.00
Assessments-Roof Reserves	0.00	0.00	0.00	3,193.00	3,193.00	0.00	3,193.00
Total One Bedroom Income	4,346.83	4,346.92	(0.09)	51,008.10	51,009.08	(0.98)	55,356.00
Two Bedroom Income							
Assessments-Maintenance Fees	5,434.59	5,433.67	0.92	59,780.49	59,770.33	10.16	65,204.00
Assessments-Roof Reserves	0.00	0.00	0.00	3,990.00	3,990.00	0.00	3,990.00
Total Two Bedroom Income	5,434.59	5,433.67	0.92	63,770.49	63,760.33	10.16	69,194.00
Operating Interest	3.80	1.00	2.80	41.32	11.00	30.32	12.00
Reserves Interest	13.57	0.00	13.57	150.73	0.00	150.73	0.00
Total Income	9,798.79	10,181.59	(382.80)	120,375.27	119,180.41	1,194.86	129,362.00
Expense							
Accounting/Tax Prep	0.00	16.67	(16.67)	175.00	183.33	(8.33)	200.00
Building Repair Expenses	0.00	1,016.67	(1,016.67)	3,333.88	11,183.33	(7,849.45)	12,200.00
Insurances	2,499.10	2,833.33	(334.23)	30,364.34	31,166.67	(802.33)	34,000.00
Landscaping and Irrigation	1,647.19	1,916.67	(269.48)	18,821.82	21,083.33	(2,261.51)	23,000.00
Laundry Room Repairs	1,184.52	83.33	1,101.19	2,292.05	916.67	1,375.38	1,000.00
Legal Expenses	0.00	666.67	(666.67)	2,857.45	7,333.33	(4,475.88)	6,000.00
Licenses and Fees	0.00	11.75	(11.75)	161.25	129.25	32.00	141.00
Management Fees	675.00	675.00	0.00	7,425.00	7,425.00	0.00	8,100.00
Miscellaneous / Supplies	0.50	43.33	(42.83)	585.17	476.67	108.50	520.00
Pest Control	45.00	208.33	(163.33)	2,646.00	2,291.67	354.33	2,500.00
Pool Expenses / VBA 2	387.55	618.17	(230.62)	6,534.43	6,799.83	(265.40)	7,418.00
Postage and Mailings	14.55	25.00	(10.45)	254.83	275.00	(20.17)	300.00
Real Property Taxes	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	1,000.00
Utilities, Electric, Water	1,483.22	1,583.33	(100.11)	17,532.10	17,416.67	115.43	19,000.00
Total Expense	7,936.63	10,698.25	(2,761.62)	92,983.32	107,680.75	(14,697.43)	117,379.00
Net Ordinary Income	1,862.16	(516.66)	2,378.82	27,391.95	11,499.66	15,892.29	11,983.00
Other Income/Expense							
Other Expense							
Proprietary Lease Fee	0.00	400.00	(400.00)	4,800.00	4,400.00	400.00	4,800.00
Transfer to Reserves	13.57	0.00	13.57	7,333.73	7,183.00	150.73	7,183.00
Total Other Expense	13.57	400.00	(386.43)	12,133.73	11,583.00	550.73	11,983.00
Net Other Income	(13.57)	(400.00)	386.43	(12,133.73)	(11,583.00)	(550.73)	(11,983.00)
Net Income	1,848.59	(916.66)	2,765.25	15,258.22	(83.34)	15,341.56	0.00

Venice Beach Apartments One, Inc.
Revenue & Expense Monthly Comparison
 January through November 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
Ordinary Income/Expense												
Income												
Application/Misc Fees	25.00	0.00	75.00	0.00	0.00	0.00	0.00	-50.00	25.00	529.63	0.00	604.63
Land Lease	0.00	0.00	0.00	4,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00
One Bedroom Income												
Assessments-Maintenance Fees	4,346.83	4,346.83	4,346.82	4,346.83	4,346.83	4,346.82	4,346.82	4,346.82	4,346.84	4,346.83	4,346.83	47,815.10
Assessments-Roof Reserves	798.25	0.00	0.00	798.25	0.00	0.00	798.25	0.00	0.00	798.25	0.00	3,193.00
Total One Bedroom Income	5,145.08	4,346.83	4,346.82	5,145.08	4,346.83	4,346.82	5,145.07	4,346.82	4,346.84	5,145.08	4,346.83	51,008.10
Two Bedroom Income												
Assessments-Maintenance Fees	5,434.59	5,434.59	5,434.59	5,434.59	5,434.59	5,434.59	5,434.59	5,434.59	5,434.59	5,434.59	5,434.59	59,780.49
Assessments-Roof Reserves	997.50	0.00	0.00	997.50	0.00	0.00	997.50	0.00	0.00	997.50	0.00	3,990.00
Total Two Bedroom Income	6,432.09	5,434.59	5,434.59	6,432.09	5,434.59	5,434.59	6,432.09	5,434.59	5,434.59	6,432.09	5,434.59	63,770.49
Operating Interest	2.70	2.77	2.64	3.28	5.09	8.72	4.15	2.96	2.14	3.07	3.80	41.32
Reserves Interest	13.52	12.56	13.09	12.88	14.17	13.72	14.43	15.26	14.22	13.31	13.57	150.73
Total Income	11,618.39	9,796.75	9,872.14	16,393.33	9,800.68	9,803.85	11,595.74	9,749.63	9,822.79	12,123.18	9,798.79	120,375.27
Expense												
Accounting/Tax Prep	0.00	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	0.00	0.00	175.00
Building Repair Expenses	2,314.75	0.00	45.00	0.00	0.00	0.00	75.00	899.13	0.00	0.00	0.00	3,333.88
Insurances	2,274.35	0.00	6,589.29	2,569.00	3,937.10	2,499.10	5,368.10	2,499.10	-369.90	2,499.10	2,499.10	30,364.34
Landscaping and Irrigation	1,347.19	1,750.69	1,509.14	1,733.94	1,347.19	1,565.28	2,872.19	1,347.19	1,347.19	2,354.63	1,647.19	18,821.82
Laundry Room Repairs	0.00	0.00	0.00	1,107.53	0.00	0.00	0.00	0.00	0.00	0.00	1,184.52	2,292.05
Legal Expenses	0.00	1,250.00	928.75	0.00	0.00	0.00	0.00	0.00	0.00	678.70	0.00	2,857.45
Licenses and Fees	0.00	0.00	0.00	61.25	0.00	0.00	0.00	0.00	100.00	0.00	0.00	161.25
Management Fees	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	7,425.00
Miscellaneous / Supplies	0.00	0.50	0.00	0.00	0.50	0.00	0.00	0.50	0.00	583.17	0.50	585.17
Pest Control	546.00	0.00	0.00	0.00	546.00	0.00	812.00	45.00	45.00	607.00	45.00	2,646.00
Pool Expenses / VBA 2	1,001.86	557.79	536.64	563.57	840.27	908.54	747.34	369.33	306.40	315.14	387.55	6,534.43
Postage and Mailings	32.80	23.68	39.00	13.40	34.40	21.30	14.30	27.90	17.70	15.80	14.55	254.83
Utilities, Electric, Water	1,517.99	1,644.60	1,720.23	1,780.91	1,708.59	1,649.21	1,470.18	1,595.82	1,477.77	1,483.58	1,483.22	17,532.10
Total Expense	9,709.94	5,902.26	12,043.05	8,504.60	9,089.05	7,318.43	12,209.11	7,458.97	3,599.16	9,212.12	7,936.63	92,983.32
Net Ordinary Income	1,908.45	3,894.49	-2,170.91	7,888.73	711.63	2,485.42	-613.37	2,290.66	6,223.63	2,911.06	1,862.16	27,391.95
Other Income/Expense												
Other Expense												
Proprietary Lease Fee	0.00	0.00	0.00	4,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00
Transfer to Reserves	1,809.27	12.56	13.09	1,808.63	14.17	13.72	1,810.18	15.26	14.22	1,809.06	13.57	7,333.73
Total Other Expense	1,809.27	12.56	13.09	6,608.63	14.17	13.72	1,810.18	15.26	14.22	1,809.06	13.57	12,133.73
Net Other Income	-1,809.27	-12.56	-13.09	-6,608.63	-14.17	-13.72	-1,810.18	-15.26	-14.22	-1,809.06	-13.57	-12,133.73
Net Income	99.18	3,881.93	-2,184.00	1,280.10	697.46	2,471.70	-2,423.55	2,275.40	6,209.41	1,102.00	1,848.59	15,258.22