

PERBADANAN PENGURUSAN VISTA KOMENWEL B

Proposed Maintenance Budget for 2019/2020

	Current Act	Proposed Budget
	2018	2019 / 2020
1.0 Income	716,142 sqft @ RM 0.20	716,142 sqft @ RM 0.20
	73,405 S/Unit @ RM 1.955	73,405 S/Unit @ RM 1.955
1.1 Service Charges	143,506.78	143,506.78
1.2 Car Park Income (IMU)	4,000.00	4,000.00
1.3 Rental	3,806.20	5,200.00
TOTAL INCOME (A)	151,312.98	152,706.78
2.0 OPERATING EXPENSES		
<u>Administrative</u>		
2.1 Management Fee	11,130.00	11,130.00
2.2 Staffs Salary	19,806.10	19,806.10
2.3 Printing and Stationery/Office expenses	690.77	700.00
2.4 Postage & Courier charges	99.49	100.00
2.5 Copier Rental	333.67	350.00
2.6 Bank Charges	1,982.24	2,000.00
2.7 Accounting Fees	400.00	450.00
2.8 Taxation Fee	100.00	100.00
2.9 Insurance	524.50	530.00
2.10 AGM Expenses	405.15	410.00
2.11 Miscellaneous Expense	418.48	500.00
<u>Total Administrative Expenses</u>	35,890.40	36,076.10
3.0 <u>Utilities</u>		
3.1 Water Charges	1,200.00	1,200.00
3.2 Electricity Charges	19,230.48	19,500.00
3.3 Telephone Charges	213.88	220.00
<u>Total Utilities Expenses</u>	20,644.36	20,920.00
4.0 CONTRACTUAL SERVICES		
4.1 Security Services	38,915.14	38,915.14
4.2 Cleaning Services	16,500.00	17,490.00
4.3 S.Pool & W. Features Maintenance	1,200.00	1,200.00
4.4 Lift Maintenance	10,080.00	10,380.00
4.5 Electrical Inspection	250.00	250.00
4.6 Landscape	4,800.00	4,800.00
4.7 Fire Protection	850.00	850.00
4.8 Gym Maintenance	122.96	230.00
4.9 Pest Control - General	550.00	550.00
<u>Total Contractual Services Expenses</u>	73,268.10	74,665.14
5.0 NON-CONTRACTUAL SERVICES		
5.1 General Repair & Maintenance	13,721.03	14,000.00
5.2 Purchase Hardware Tools	2,110.24	2,000.00
5.3 Fire Fighting Services, F/Exting & Etc	1,288.00	1,000.00
5.4 Signage	152.50	150.00
5.5 General License Fee	465.00	465.00
5.6 Refuse Collection	299.80	300.00
5.7 Misc (Legal Fees, Allowance & Etc))	1,008.30	1,200.00
	19,044.87	19,115.00
6.0 TOTAL EXPENSES (2+3+4+5+6) (B)	148,847.73	150,776.24
7.0 SURPLUS/(DEFICIT)	2,465.25	1,930.54

Sq.Ft Calculation

Total Ser.Charges	143,507	(A)
Total Square Feet	716,142	(B)
Per Square Feet	0.20	A/B

Share Unit Calculation

Total Ser.Charges	143,507	(A)
Total Share Unit	73,405	(B)
Per Share Unit	1.955	A/B

With SST 6%