

PERBADANAN PENGURUSAN VISTA KOMANWEL B

Proposed Maintenance Budget for 2021/2022

10%

15%

Market Rate

	Current Act	Proposed Budget 1	Proposed Budget 2	Proposed Budget 3	Market Rate Budget 4
	2020	2020 / 2021	2021 / 2022	2021 / 2022	2021 / 2022
1.0 Income	716,142 sqft @ RM 0.20	716,142 sqft @ RM 0.20	716,142.00 @ RM 0.22	716,142 sqft @ RM 0.23	716,142 sqft @ RM 0.24
	73,405 S/Unit @ RM 1.955	73,405 S/Unit @ RM 1.955	S/Unit @ RM 2.16	73,405 S/Unit @ RM 2.25	73,405 S/Unit @ RM 2.34
1.1 Service Charges	143,507.66	143,507.66	158,554.80	165,161.25	171,767.70
1.2 Car Park Income (IMU)	4,000.00	-	-	-	-
1.3 Rental	5,200.00	5,200.00	5,200.00	5,200.00	5,200.00
TOTAL INCOME (A)	152,707.66	148,707.66	163,754.80	170,361.25	176,967.70
2.0 OPERATING EXPENSES					
<u>Administrative</u>					
2.1 Management Fee	11,130.00	11,130.00	11,130.00	11,130.00	11,130.00
2.2 Staffs Salary	19,480.15	19,480.15	19,480.15	19,480.15	19,480.15
2.3 Printing and Stationery/Office expenses	577.00	500.00	500.00	500.00	500.00
2.4 Postage & Courier charges	388.00	200.00	200.00	200.00	200.00
2.5 Copier Rental	395.19	300.00	300.00	300.00	300.00
2.6 Bank Charges	1,204.00	1,200.00	1,200.00	1,200.00	1,200.00
2.7 Audit Fees	441.67	450.00	450.00	450.00	450.00
2.8 Taxation Fee	125.00	125.00	125.00	125.00	125.00
2.9 Insurance	214.00	220.00	200.00	200.00	200.00
2.10 AGM Expenses	500.00	500.00	500.00	500.00	500.00
2.11 Legal Fee(Tribunal Fees) & Allowance	800.00	800.00	800.00	800.00	800.00
2.12 Miscellaneous Expense	340.00	350.00	350.00	350.00	350.00
Total Administrative Expenses	35,595.01	35,255.15	35,235.15	35,235.15	35,235.15
3.0 Utilities					
3.1 Electricity Charges	20,377.08	20,000.00	20,000.00	20,000.00	20,000.00
3.2 Water Charges	747.65	700.00	700.00	700.00	700.00
3.3 Telephone Charges	213.00	213.00	213.00	213.00	213.00
Total Utilities Expenses	21,337.73	20,913.00	20,913.00	20,913.00	20,913.00
4.0 CONTRACTUAL SERVICES					
4.1 Security Services -13 Guards	39,984.05	39,984.05	39,984.05	39,984.05	43,572.36
4.2 Cleaning Services - 11 Cleaners	17,490.00	17,490.00	17,490.00	17,490.00	22,154.00
4.3 S.Pool & W. Features Maintenance	1,200.00	1,200.00	1,200.00	1,200.00	1,500.00
4.4 Lift Maintenance	10,380.00	9,141.00	9,141.00	9,141.00	9,141.00
4.5 Electrical Inspection	300.00	300.00	300.00	300.00	300.00
4.6 Landscape	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00
4.7 Fire Protection	400.00	400.00	400.00	400.00	600.00
4.8 Gym Maintenance	231.70	231.70	231.70	231.70	231.70
4.9 Pest Control - General	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Total Contractual Services Expenses	75,785.75	74,546.75	74,546.75	74,546.75	83,299.06
5.0 NON-CONTRACTUAL SERVICES					
5.1 General Repair & Maintenance	18,500.00	19,000.00	19,000.00	19,000.00	19,000.00
5.2 Accessories, Fittings & Spares	1,300.00	1,500.00	1,500.00	1,500.00	1,500.00
5.3 Repair & Replace Fire Fighting equipment & Etc	750.00	600.00	600.00	600.00	600.00
5.4 General License Fee (JKKP & ST)	465.00	465.00	465.00	465.00	465.00
5.5 Refuse Collection	200.00	200.00	200.00	200.00	200.00
5.6 Covid -19 Expenses	555.00	200.00	200.00	200.00	200.00
5.8 Others - Sticker,Proximity card & Etc	400.00	400.00	400.00	400.00	400.00
5.9 Depreciation	11,780.00	14,534.64	14,534.64	14,534.64	14,534.64
	33,950.00	36,899.64	36,899.64	36,899.64	36,899.64
6.0 TOTAL EXPENSES (2+3+4+5+6) (B)	166,668.49	167,614.54	167,594.54	167,594.54	176,346.85
7.0 SURPLUS/(DEFICIT)	(13,960.83)	(18,906.88)	(3,839.74)	2,766.71	620.85