

Sea View-A Owners Association

BUDGET - 2022 & 2023

Buildings 1 to 2

S.No.	Description	Projected for year 2022		Projections for Year 2023	
		Amount	Rate	Amount	Rate
1	Buildings' Common Areas Maintenance Cost				
1.1	Lifts	1,383	0.65	1,383	0.65
1.2	Roller Shutter	-	-	-	-
1.3	Fire Alarm & Hose Reels	104	0.05	104	0.05
1.4	Auto Dialer System	59	0.03	59	0.03
1.5	Fire Extinguishers	81	0.04	81	0.04
1.6	Phones connected to Lifts/Fire Alarms	94	0.04	94	0.04
1.7	Building Insurance	308	0.14	322	0.15
1.8	Utilities Cost (Power Consumption)	1,087	0.51	1,087	0.51
1.9	Access Control System	119	0.06	119	0.06
1.10	Basements and Roofs Repairs	158	0.07	158	0.07
1.11	General Cleaning and Material	925	0.44	972	0.46
1.13	Mechanical/Electrical Equipment - Maint./Materials	50	0.02	50	0.02
1.14	Exceptional Maintenance/Phase Related Expense	69	0.03	69	0.03
1.15	Buildings' Sinking Fund (Reserves) @ 10% (of 1.1 to 1.14)	444	0.21	450	0.21
1.16	Sub Total	4,881	2.3	4,948	2.3
2	Share of Tala Island Common Areas Cost				
2.1	Park Pools Maintenance	157	0.07	152	0.07
2.2	Beach Maintenance	372	0.17	372	0.17
2.3	Play Ground & Kids Play Area Maintenance	12	0.01	12	0.01
2.4	Electricity (Parkpool, lighting pillars, irrigation pump, sign boards)	93	0.04	93	0.04
2.5	Pest Control Treatment	49	0.02	49	0.02
2.6	CCTV (Internet & AMC)	69	0.03	69	0.03
2.7	Main Gates Access Control System	7	0.00	7	0.00
2.8	Water for Irrigation purpose	870	0.41	870	0.41
2.9	Landscaping Maintenance Contract	773	0.36	773	0.36
2.10	24 Hours Security	594	0.28	594	0.28
2.11	General Cleaning	210	0.10	221	0.10
2.12	Sundry Expenses (Pontoon repair, common area light bulbs, gas cylinders, manholes and roads related repairs)	49	0.02	49	0.02
2.13	Island Common Areas Sinking Fund (Reserves) @10% of 2.1 to 2.12	326	0.15	326	0.15
2.14	Workers (Out-Sourced)	156	0.07	156	0.07
2.15	HOA Operating Expense	1,524	0.72	1,503	0.71
2.16	Management Fee - Island Common Areas Management	3,678	1.73	3,678	1.73
2.17	Amwaj Island Central OA Service Charges	1,661	0.78	1,661	0.78
2.18	Common Areas Insurance	0	0.00	0	0.00
2.19	Sub Total	10,600	5.0	10,585	5.0
3	Share of Tala Island Common Areas (Other Income)				
3.1	TLC Gym related Income	(478)	(0.22)	(496)	(0.23)
3.2	TLC Gym related Expenditure	397	0.19	392	0.18
3.3	Other Income	(351)	(0.16)	(356)	(0.17)
3.4	Sub Total	(431)	(0.2)	(460)	(0.2)
	Grand Total	15,049	7.1	15,073	7.1

Note: The actual expenditure of year 2021 + increase in VAT (wherever applicable) have been taken into consideration to calculate service charges rates for the years 2022 & 2023.