

Sea View-B Owners Association

BUDGET - 2022 & 2023

Buildings 3 to 5

S.No.	Description	Projected for year 2022		Projections for Year 2023	
		Amount	Rate	Amount	Rate
1	Buildings' Common Areas Maintenance Cost				
1.1	Lifts	2,074	0.62	2,074	0.62
1.2	Roller Shutter	-	-	-	-
1.3	Fire Alarm & Hose Reels	156	0.05	156	0.05
1.4	Auto Dialer System	89	0.03	89	0.03
1.5	Fire Extinguishers	122	0.04	122	0.04
1.6	Phones connected to Lifts/Fire Alarms	140	0.04	140	0.04
1.7	Building Insurance	433	0.13	453	0.13
1.8	Utilities Cost (Power Consumption)	765	0.23	765	0.23
1.9	Access Control System	119	0.04	119	0.04
1.10	Basements and Roofs Repairs	382	0.11	382	0.11
1.11	General Cleaning and Material	1,461	0.44	1,535	0.46
1.13	Mechanical/Electrical Equipment - Maint./Materials	75	0.02	75	0.02
1.14	Exceptional Maintenance/Phase Related Expense	244	0.07	244	0.07
1.15	Buildings' Sinking Fund (Reserves) @ 10% (of 1.1 to 1.14)	606	0.18	615	0.18
1.16	Sub Total	6,667	2.0	6,770	2.0
2	Share of Tala Island Common Areas Cost				
2.1	Park Pools Maintenance	248	0.07	240	0.07
2.2	Beach Maintenance	587	0.17	587	0.17
2.3	Play Ground & Kids Play Area Maintenance	19	0.01	19	0.01
2.4	Electricity (Parkpool, lighting pillars, irrigation pump, sign boards)	146	0.04	146	0.04
2.5	Pest Control Treatment	78	0.02	78	0.02
2.6	CCTV (Internet & AMC)	109	0.03	109	0.03
2.7	Main Gates Access Control System	11	0.00	11	0.00
2.8	Water for Irrigation purpose	1,374	0.41	1,374	0.41
2.9	Landscaping Maintenance Contract	1,221	0.36	1,221	0.36
2.10	24 Hours Security	938	0.28	938	0.28
2.11	General Cleaning	332	0.10	349	0.10
2.12	Sundry Expenses (Pontoon repair, common area light bulbs, gas cylinders, manholes and roads related repairs)	77	0.02	77	0.02
2.13	Island Common Areas Sinking Fund (Reserves) @10% of 2.1 to 2.12	514	0.15	515	0.15
2.14	Workers (Out-Sourced)	247	0.07	247	0.07
2.15	HOA Operating Expense	2,407	0.72	2,374	0.71
2.16	Management Fee - Island Common Areas Management	5,808	1.73	5,808	1.73
2.17	Amwaj Island Central OA Service Charges	2,623	0.78	2,623	0.78
2.18	Common Areas Insurance	1	0.00	1	0.00
2.19	Sub Total	16,741	5.0	16,718	5.0
3	Share of Tala Island Common Areas (Other Income)				
3.1	TLC Gym related Income	(755)	(0.22)	(783)	(0.23)
3.2	TLC Gym related Expenditure	627	0.19	619	0.18
3.3	Other Income	(554)	(0.16)	(562)	(0.17)
3.4	Sub Total	(681)	(0.2)	(726)	(0.2)
	Grand Total	22,726	6.8	22,761	6.8

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.