

MOTION 2 PAPER: To Approve the Budget 2019

JAYA ONE MANAGEMENT CORPORATION

BUDGET PROFIT & LOSS ACCOUNTS FOR THE YEAR ENDING 31TH DECEMBER 2019

	BUDGET 2019			TOTAL 31/12/2019 RM
	RETAIL & OFFICE RM	RESIDENCE RM	COMMON RM	
INCOME				
Service Charge	3,283,871	1,244,193	3,539,671	8,067,737
Other Income	235,460	17,868	689,835	943,163
TOTAL INCOME	3,519,331	1,262,062	4,229,506	9,010,900
EXPENSES				
DIRECT OPERATING EXPENSES				
Electricity	674,044	373,061	1,717,751	2,764,856
Water	11,991	1,809	51,209	65,009
Insurances	153,963	8,370	-	162,334
	840,000	383,240	1,768,960	2,992,200
Fixed Contract Maintenance				
Maintenance	517,212	51,000	233,036	801,248
Security	390,262	152,994	963,867	1,507,124
Housekeeping	554,310	283,339	323,108	1,160,777
Others	-	23,679	11,300	34,979
	1,461,785	511,032	1,531,311	3,504,128
REPAIRS & MAINTENANCE				
Building & Maintenance	303,261	89,780	328,109	721,150
Security	16,200	5,400	43,281	66,881
Housekeeping	600	1,800	3,000	5,400
Signage & Directories	10,200	-	39,000	49,200
	330,261	96,980	413,389	842,631
CONSUMABLES				
Building & Maintenance	111,600	31,200	167,000	309,800
Housekeeping	51,832	-	-	51,832
General Operations	16,000	7,397	15,028	38,425
	179,432	38,597	182,028	400,058
TOTAL DIRECT OPERATING EXPENSES	2,811,479	1,029,848	3,897,689	7,739,016
ADMINISTRATIVE EXPENSES				
Managing Agent Fees	288,000	96,000	96,000	480,000
Staff Salary	373,006	94,446	411,111	878,563
JMB Secretarial / professional fees	-	-	40,100	40,100
Medical / Insurances / Welfare Allow / OT	8,766	2,219	16,524	27,509
Bonus / Incentives	27,267	6,904	30,052	64,222
GST Expenses	-	-	-	-
Office Admin Expenses	10,790	9,239	169,063	189,094
	707,828	208,808	762,831	1,679,487
NET SURPLUS / (DEFICIT)	24	23,406	(431,034)	(407,604)
Less Taxation	-	-	43,738	43,738
NET SURPLUS / (DEFICIT) AFTER TAXATION	24	23,406	(476,772)	(453,342)