



Syarikat Kemajuan Perumahan Negara Sdn Bhd

(Company No: 89870-U)

(A YTL COMPANY)

1ST December 2008

Dear Valued Homeowner

Taman Puncak Kinrara, Puchong. **- Security Service for Fasa 1B.**

As the residents association continues to foster its commitment in the management and maintenance of the community area in Fasa 1B, Taman Puncak Kinrara, we would like to highlight to you some key issues on security in our community.

As you could noticed that a guardhouse has been built up by the resident association through "gotong-royong", and they proposed to have 2 security guards to be on duty everyday. A security guard will be at the guardhouse as the focal point for surveillance. The security monitoring includes round-the-clock patrolling within the development. In this regard, there will be additional cost incurred to reinforce the security service within the development.

The service charge at RM50.00 per month per unit was based on budget estimates determined way back in 2002. The additional cost incurred to reinforce the security service did represent a real financial challenge, resulting in insufficient funds to meet financial obligations. The resident association vide its AGM held on 16th March 2008 has agreed on RM25 month increase in service charge.

As set out in the budget effective from 1st January 2009 it has become necessary to **revise the service charge to RM75.00** per month to achieve a positive balance. It is also a good practice to provide for a surplus to respond to contingencies and unexpected costs during the period.

From our experience, initiatives on the part of homeowners in enhancing the security of their homes with appropriate security equipment is a positive move in terms of preventive measure and is strongly encouraged.

On a similar note, co-operation and support from homeowners also fortifies the effectiveness and continues security of the community. As a resident, it is our responsibility to be proactive about protecting your homes and family.

Thank you.

Yours faithfully

Syarikat Kemajuan Perumahan Negara Sdn Bhd

EDWARD LEE
General Manager

SKPN -PUNCAK KINRARA PH-1B		
MONTHLY BUDGETED INCOME AND EXPENDITURE ACCOUNT		
	BEFORE INCREASE MONTHLY MAINTENANCE CHARGES @ RM50.00	AFTER INCREASE MONTHLY MAINTENANCE CHARGES @ RM75.00
	CURRENT MONTH	BUDGETED MONTH
	RM	RM
INCOME		
MAINTENANCE CHARGES	12,000.00	18,000.00
OVERDUE INTEREST	724.20	724.20
SUNDRY INCOME	-	-
WATER CHARGES RECEIVABLE	3,118.30	3,118.30
	15,842.50	21,842.50
LESS : EXPENDITURE		
- CONTRACT SERVICES		
CLEANING CHARGES - CONTRACT	2,200.00	2,200.00
LANDSCAPING - CONTRACT	1,400.00	1,400.00
PEST CONTROL - CONTRACT	400.00	400.00
SECURITY CHARGES - CONTRACT	-	6,500.00
MANAGEMENT FEES - CONTRACT	-	2,000.00
- NON-CONTRACT SERVICES		
HARDWARE & ELECTRICAL FITTINGS	150.00	150.00
UPKEEP OF BUILDING	-	-
PEST CONTROL	-	-
GARBAGE DISPOSAL	-	-
GENERAL REPAIRS & MAINTENANCE	300.00	300.00
REPAIR & MAINTENANCE OF WATER TANK	-	-
- UTILITIES EXPENSES		
ELECTRICITY CHARGES	1,500.00	1,500.00
WATER & SEWERAGE CHARGES	3,350.00	3,350.00
TELEPHONE CHARGES	-	-
- ADMINISTRATION EXPENSES		
SALARY	1,500.00	1,500.00
SUNDRY WAGES	-	-
EPF	165.00	165.00
SOCSSO	20.00	20.00
STAFF ALLOWANCES	-	-
BONUS	-	-
- OTHER EXPENSES		
DEPRECIATION	-	-
PRINTING & STATIONERY	-	-
POSTAGE & COURIER	-	-
BANK CHARGES	30.00	30.00
GUARD HOUSE EXPENSES	-	-
TRAVELLING EXPENSES	-	-
COMPUTER SOFTWARE MAINTENANCE	-	-
OFFICE EXPENSES	-	-
INSURANCE	-	-
UNIFORMS	-	-
ROADWORK EXPENSES	-	-
SUNDRY EXPENSES	-	-
QUIT RENT	-	-
AUDIT FEES	-	-
TOTAL EXPENSES	11,015.00	19,515.00
SURPLUS / (DEFICIT) / INCOME /EXPENDITURE	4,827.50	2,327.50