

INVOICE : 0219040000177299
ISSUE DATE : 03/03/2020
PERIOD : 01-Apr-2019 To 30-Jun-2019
FREQUENCY : Quarterly
DUE DATE : 02/04/2020
TRN : 100475900500003

SERVICE CHARGE TAX INVOICE

Dubai Multi Commodities Center Service Charge Group : Gold Tower Master Community : Jumeirah Lakes Towers

PROPERTY NUMBER : B3-B1-03
PROPERTY TYPE : UNIT
USAGE : RETAIL
BUILDING NAME : GOLD TOWER
PLOT NUMBER : 32

Budget Reviewed By:
Merali's Chartered Accountants & Registered Auditors
khurram.tahir@eres.ae

Property Manager:
Place Strata Management L.L.C
khurram.tahir@eres.ae
100063960700003



APPROVED BUDGET

Applicable Area : 1,450.99 sq.ft

Suite Area : 1,450.99 sq.ft

GENERAL FUND

RATE (AED/sq.ft)

Service	00.6014
Maintenance	00.8376
Utilities	01.1898
Management	00.2397
Insurance	00.0722
Master Community	00.6930
Improvement	00.0000
Income	(00.0997)

General Fund Rate 03.5338

Reserve Fund Rate 00.5000

Total Rate 04.0338

ADDITIONAL CHARGES

Unit A/C (Charges) 01.9333

General Fund ¹	:	AED	5,127.54
Reserve Fund ²	:	AED	725.49
Adjustments	:	AED	(413.18)
Additional Charges ³	:	AED	2,805.15
Total (Incl. VAT)	:	AED	8,245.00
Previous Balance	:	AED	7,961.40

Total Due AED 16,206.40

Total VAT : AED 392.62



CLICK OR SCAN & PAY

NOTES:

- For any queries, please contact the property manager:
- In the event that the property owner fails to pay the prescribed fees, the property manager shall be entitled to take legal action.
- The responsibility for the accuracy of the data uploaded on the Mollak system lies with the OA management company and the audit company who reviews the data. Real Estate Regulatory Agency does not accept any liability for such information.

INFORMATION:

- General Fund = Applicable Area x General Fund Total Rate
- Reserve Fund = Applicable Area x Reserve Fund Rate
- Additional Charges = Unit A/C (Charges) + Parking + Meter Installation
 - Unit A/C (Charges) = Suite Area x Unit A/C (Charges) Rate
 - Parking = Parking Charge x No of allocated parking

INVOICE DETAILS

Applicable Area : 1,450.99 sq.ft

Suite Area : 1,450.99 sq.ft

	RATE (sq.ft/AED)	NET AMOUNT (AED)	VAT (AED)	TOTAL (AED)
SERVICES				
Security Services	00.1983	273.98	13.70	287.67
Community Events	00.0025	03.51	00.17	03.69
Government Entities Fees	00.0055	07.62	00.38	08.00
Pest Control Services	00.0066	09.12	00.46	09.58
Professional Services	00.1335	184.51	09.22	193.74
Cleaning Services	00.2451	338.70	16.94	355.63
Bank Charges	00.0014	01.94	00.10	02.04
Communication Charges / Postal Charges	00.0084	11.63	00.58	12.21
	00.6014	831.00	41.55	872.56
MAINTENANCE				
Civil & Architectural Services	00.0330	45.57	02.28	47.84
3Rd Party Requirement, Inspection And Certification	00.0172	23.71	01.18	24.89
Water Treatment & Test Services	00.0045	06.18	00.31	06.49
Unexpected & Contingency Cost	00.0069	09.50	00.47	09.98
Health, Safety & Environment Services	00.0020	02.72	00.13	02.85
Mep Maintenance Services	00.3076	425.08	21.26	446.34
Specialized System And Services	00.4665	644.66	32.23	676.89
	00.8376	1,157.42	57.86	1,215.28
UTILITIES SERVICES				
Dewa Services	00.7295	1,008.05	50.40	1,058.46
District Cooling Services	00.4603	636.10	31.81	667.91
	01.1898	1,644.16	82.21	1,726.37
MANAGEMENT SERVICES				
Community Management Services	00.2397	331.22	16.56	347.78
	00.2397	331.22	16.56	347.78
INSURANCE				
Insurance Services	00.0722	99.77	04.99	104.75
	00.0722	99.77	04.99	104.75
MASTER COMMUNITY				
Master Community Services	00.6930	957.59	47.88	1,005.46

	00.6930	957.59	47.88	1,005.46
INCOME				
Revenue	00.0997	137.78	06.89	144.66
	00.0997	137.78	06.89	144.66
RESERVED FUND				
Reserved Fund	00.5000	690.94	34.55	725.49
	00.5000	690.94	34.55	725.49
ADJUSTMENT				
Adjustments	(00.2848)	(393.51)	(19.68)	(413.18)
	(00.2848)	(393.51)	(19.68)	(413.18)
ADDITIONAL SERVICES				
Unit A/C (Charges)	01.9333	2,671.57	133.58	2,805.15
	01.9333	2,671.57	133.58	2,805.15