

FLOATING CITY MAIN OWNERS ASSOCIATION PROPOSED BUDGET 2025-2026

Item Nos.	Description	Amount	Proposed Budget 2025-26
	OPERATIONAL COST - ZONE A AND B ALL PLOTS		
1.0	MANAGEMENT		
	Management Fees, AGM, Administrator	BHD	29,040.000
2.0	Lawyer Fees		
	AGM -Lawyer	BHD	3,600.000
	Court Fees	BHD	3,000.000
3.0	SECURITY		
	Security provided 24/7 including holidays at Main Entrance barrier and patrolling,	BHD	24,000.000
4.0	CATHODIC PROTECTION MAINTENANCE		
	Marine ICCP system and Landside anode system	BHD	1,500.000
	Inspection team and necessities	BHD	1,100.000
	Maintenance, repair and spare parts replacement	BHD	2,000.000
5.0	ROADS, LANDSCAPING, STORM WATER PIPES & ROAD GULLY MAINTENANCE		
	Roads and Pavements Maintenance, gully maintenance and repair, storm drain cleaning, landscaping maintenance and improvements, beach access and lockgate area development, maintenance of communal toilets and showers located at lock gate / beach access CCTV area.	BHD	14,000.000
6.0	OWNERS ASSOCIATION OFFICE		
	Owner Association office premises rental, furniture, communications equipment and services.	BHD	8,000.000
7.0	Events	BHD	1,500.000
8.0	SEA RICK ARRANGEMENT		
	pertaining to the rock build up around canal side, to build a wall and avoid	BHD	5,000.000

9.0	PEST CONTROL		
	Pest control and rodents traps	BHD	2,300.000
10.0	INSURANCE		
	Directors & Office Liability Insurance policy	BHD	630.000
	Property All Risks Insurance	BHD	1,500.000
11.0	ELECTRICITY AND WATER		
	Electricity and Water charges for Common Areas	BHD	3,600.000
	changed from Saraya to the Floating City Name .		1,800.000
12.0	ONLINE PORTAL		
	Design and implementation of online portal for services	BHD	1,500.000
	Data Servers	BHD	500.000
13.0	CCTV Installation		
	STC for Camera Installation and Internet	BHD	1,500.000
	AMC- CCTV and Barrier		2,000.000
14.0	AUDIT		
	End of year financial audit	BHD	400.000
15.0	MANPOWER		
	1 Cleaner/ 1 plumber / 1 Electrician	BHD	1,860.000
	1 Gardener	BHD	1,440.000
	Deep cleaning common area one time	BHD	670.000
	Operational Expenses For Zone A and B services	BHD	112,440.000
	OPERATIONAL COST - ZONE B PLOTS ONLY		
16.0	CANAL WATERWAYS & LOCK GATE SERVICES		
	Cleaning of waterways debris, steel ladders, railings and life ring holders, checking and cleaning of mooring buoys; operation of Lock Gate during operation hours, checking and routine maintenance of Lock Gate equipment and pump room, flushing of canal water via flush gate; cleaning, checking and maintenance of CCTV equipment, traffic and signal buoys, repairing and maintenance of pontoon decking, ropes and flush gate stock pin; greasing of pontoon rollers.	BHD	25,410.000

17.0	Capex: Lock Gate (Hydraulics) Replacement of PLC with Manual Controls + Maintenance, repair and spare parts replacement, lock gate cctv system, jetty repair, security lighting, safety fencing, room for operators.	BHD	5,258.000
	Operation Expenses For Zone B Exclusive Services	BHD	30,668.000
	CAPITAL EXPENDITURE - ZONE A AND B ALL PLOTS		143,108.000
18.0	Sinking Fund @ 2.5%	BHD	3,540.200
	TOTAL		146,648.200
19.0	Amwaj Islands Central Owners Association Y2025	BHD	43,508.000
	GRAND TOTAL		190,156.200
Note1 :-For Owner information			
1.0	Amwaj Islands Central Owners Association Y2022	BHD	86,945.000
2.0	Amwaj Islands Central Owners Association Y2023	BHD	100,094.000
3.0	10% Penalty Fees For Central	BHD	10,000.000
	Total outstanding dues of the Amwaj Islands Central Owners Association A late payment penalty of 10% has been imposed due to the non-payment of these debts, and another late payment penalty will be imposed under the law if these debts are not paid. we seek your approval to include amwaj central invoice 2022 to be included to budget 2025 and 2023 to be included to budget 2026	BHD	197,039.000
Note 2 :-For voting			
	as per the audit report we have 5 companies in receivables with long term outstanding payment we seek your approval to keep them or remove them and if they pay we can add them later and rectify the books	BHD	215,287.600