

FLOATING CITY MAIN OWNERS ASSOCIATION PROPOSED BUDGET 2026-2027

Item Nos.	Description	Amount	Proposed Budget 2026-27
	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	4,000.000
6.0	Events	BHD	1,500.000
7.0	PEST CONTROL		
	Pest control and rodents traps	BHD	2,300.000
8.0	INSURANCE		
	Directors & Office Liability Insurance policy	BHD	630.000
	Property All Risks Insurance	BHD	1,500.000
9.0	ELECTRICITY AND WATER		
	Electricity and Water charges for Common Areas	BHD	4,000.000

Item Nos.	Description	Amount	Proposed Budget 2026-27
10.0	ONLINE PORTAL		
	Data Servers	BHD	500.000
11.0	CCTV Installation		
	STC for Camera Installation and Internet	BHD	1,500.000
	AMC- CCTV and Barrier		2,000.000
12.0	AUDIT		
	End of year financial audit	BHD	400.000
13.0	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	86,540.000
	OPERATIONAL COST - ZONE B PLOTS ONLY		
14.0	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
15.0	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		117,208.000
16.0	Sinking Fund @ 2.5%	BHD	2,930.200
	TOTAL		120,138.200

Item Nos.	Description	Amount	Proposed Budget 2026-27
17.0	Amwaj Islands Central Owners Association Y2026	BHD	43,508.000
	GRAND TOTAL		163,646.200