

## Marsa 2 Compound @ Amwaj Islands

### Proposed Budget 2024

No.	Budget	Description of Each Service	Monthly Expense Including VAT (BHD)	Annual Expenses Including VAT (BHD)
1	<b>Common Area landscaping</b>	1 Staff doing the common area landscaping	250.00	3,000.00
2	<b>Common Area Cleaning</b>	1 Staff doing the common area cleaning work	80.00	960.00
3	<b>Watchman Services</b>	2 Watchmen doing patrolling and main gate duties 12 hour shift - day and night. Also assisting with cleaning and smaller jobs	495.00	5,940.00
4	<b>HVAC Maintenance</b>	Preventative AC maintenance and cleaning for the Common Areas 3times a year	10.00	120.00
5	<b>Electrical Maintenance</b>	DB Boards/Circuit Breakers/Electrical Power Lines and Mains	115.00	1,380.00
6	<b>General Maintenance</b>	Day to Day operations - Lights/Small spare parts/can also include spare parts replacements for AC's, gym equipment, pool lights and pumps and sand filter etc.	115.00	1,380.00
7	<b>Swimming Pool Maintenance</b>	Pool Cleaning/maintenance of pumps/sand filters/fountains	75.00	900.00
8	<b>Pest Control</b>	Internal and External grounds pest control (4 times a year)	33.33	400.00
9	<b>Building Insurance</b>	All Risk and Third Party	30.00	360.00
10	<b>EWA</b>	Electricity and Water for common area only (ESTIMATED)	220.00	2,640.00
11	<b>Management Fees for the Manager</b>	Management Service Fees	150.00	1,800.00
12	<b>Development Fund</b>	Funds for the developing of the compound	155.00	1,860.00
13	<b>Sinking Fund</b>	To be used for emergency cases	83.33	1,000.00
14	<b>Amwaj FM fees</b>		333.33	4,000.00
		<b>Total Budget</b>	1,573.33	<b>25,740.00</b>

**Note :**

The budget does not include Central Amwaj fees.

**Total SQM of Plot**

3,527.00

**Service Charge Rate Per SQM of plot area**

7.30