

Marina Owners Association

BUDGET - 2022 & 2023

Buildings 1 to 6

S.No.	Description	Projected for year 2022		Projections for Year 2023	
		Amount	Rate	Amount	Rate
1	Buildings' Common Areas Maintenance Cost				
1.1	Lifts	5,148	0.32	5,148	0.32
1.2	Roller Shutter	-	-	-	-
1.3	Fire Alarm & Hose Reels	312	0.02	312	0.02
1.4	Auto Dialer System	177	0.01	177	0.01
1.5	Fire Extinguishers	244	0.02	244	0.02
1.6	Phones connected to Lifts/Fire Alarms	302	0.02	302	0.02
1.7	Building Insurance	1,084	0.07	1,135	0.07
1.8	Utilities Cost (Power Consumption)	5,638	0.35	5,638	0.35
1.9	Access Control System	239	0.01	239	0.01
1.10	Basements and Roofs Repairs	2,088	0.13	2,088	0.13
1.11	General Cleaning and Material	7,018	0.44	7,369	0.46
1.12	Marina Pool related	5,651	0.35	5,651	0.35
1.13	Mechanical/Electrical Equipment - Maint./Materials	420	0.03	420	0.03
1.14	Exceptional Maintenance/Phase Related Expense	1,219	0.08	1,219	0.08
1.15	Buildings' Sinking Fund (Reserves) @ 10% (of 1.1 to 1.14)	2,954	0.2	2,994	0.2
1.16	Sub Total	32,495	2.0	32,937	2.0
2	Share of Tala Island Common Areas Cost				
2.1	Park Pools Maintenance	1,191	0.07	1,154	0.07
2.2	Beach Maintenance	2,821	0.17	2,821	0.17
2.3	Play Ground & Kids Play Area Maintenance	91	0.01	91	0.01
2.4	Electricity (Parkpool, lighting pillars, irrigation pump, sign boards)	702	0.04	702	0.04
2.5	Pest Control Treatment	372	0.02	372	0.02
2.6	CCTV (Internet & AMC)	525	0.03	525	0.03
2.7	Main Gates Access Control System	51	0.00	51	0.00
2.8	Water for Irrigation purpose	6,597	0.41	6,597	0.41
2.9	Landscaping Maintenance Contract	5,864	0.36	5,864	0.36
2.10	24 Hours Security	4,505	0.28	4,505	0.28
2.11	General Cleaning	1,596	0.10	1,675	0.10
2.12	Sundry Expenses (Pontoon repair, common area light bulbs, gas cylinders, manholes and roads related repairs)	372	0.02	372	0.02
2.13	Island Common Areas Sinking Fund (Reserves) @10% of 2.1 to 2.12	2,469	0.15	2,473	0.15
2.14	Workers (Out-Sourced)	1,185	0.07	1,185	0.07
2.15	HOA Operating Expense	11,560	0.72	11,400	0.71
2.16	Management Fee - Island Common Areas Management	27,889	1.73	27,889	1.73
2.17	Amwaj Island Central OA Service Charges	12,597	0.78	12,597	0.78
2.18	Common Areas Insurance	4	0.00	4	0.00
2.19	Sub Total	80,389	5.0	80,276	5.0
3	Share of Tala Island Common Areas (Other Income)				
3.1	TLC Gym related Income	(3,623)	(0.22)	(3,759)	(0.23)
3.2	TLC Gym related Expenditure	3,010	0.19	2,971	0.18
3.3	Other Income	(2,659)	(0.16)	(2,699)	(0.17)
3.4	Sub Total	(3,272)	(0.2)	(3,487)	(0.2)
	Grand Total	109,612	6.8	109,727	6.8

Note: The actual expenditure of year 2021 + increase in VAT (wherever applicable) have been taken into consideration to calculate service charges rates for the years 2022 & 2023.