

**LANTANA LANE TOWNHOUSES
ESTIMATED UNIT OWNERS' COMMON DUES**

	Monthly Expenses			
	Budget		Target	
Staff Salaries		58,500		42,800
Electrical/Mechanical Maintenance Man	15,000		12,000	
Gardener	10,000		6,000	
Janitorial (1 staff)	8,500		4,800	
Administrator	20,000		15,000	
MPI Supervision Fee	5,000		5,000	
Security Guards		68,000		48,000
2 Guards/shift of 12 hours shift				
Rate/12 hour shift	17,000		12,000	
2 guards/shift	34,000		24,000	
2 shifts (within 24 hours)	68,000		48,000	
Kiddie Pool Maintenance & Power Costs (per Service Provider)		3,000		3,000
Electricity/Chemicals/Maintenance (Per Pool Supplier/Service Provider)				
Power Consumption*				
Daily Consumption:	Power			
	Output Usage Total			
	(Watts) (Hour) (Kw/Hr)			
Admin Building				
Office Equipment				
Desktop PC w/ LCD Screen	300	8	2.400	
Fax Machine (Stand By)	4.2	20	0.084	
(Working)	37	4	0.148	
Printer	35	8	0.280	
Lightings				
4 Sets of 9 Watts Lighting Bulb	36	8	0.288	
2 Sets of 9 Watts Lighting Bulb (night)	18	12	0.216	
Others				
1 AC Unit	900	8	7.200	(no A/C)
Mechanical Gates (Stand by)	120	12	1.440	
(Working)	370	12	4.440	
Guard House				
Lighting 2 Sets 9 Watts	18	12	0.216	
Street Lights				
50 Watts Uplight 26 Sets	650	12	7.800	(if LED)
(Note: Assuming only 13 uplights will be used.)				
TOTAL KW/HR per day		a)	24.512	
MERALCO Residential Rate per KW/Hr		b)	10.00	
TOTAL Days in 1 year		c)	365	
Est Power Consumption Cost per Month	(a)x(b)x(c)/12 mos.)	7,456		3,130
Water Bill	(est)	3,000		3,000
Watering of plants, general cleaning				
Office supplies/miscellaneous		500		500
	Per/Unit		Per Unit	
Total before Sinking Fund		140,456		100,430
Per Unit Mo. Share bef. Sinking Fund	10,033		7,174	
Add: Sinking Fund for Exterior Repainting every 5 Years				
Estimated repainting cost	1,000,000 /5 yrs			
Annual Sinking Fund Build-Up (for 5 yrs)	200,000 /yr			
Monthly Sinking Fund Build-up	16,667 /mo	16,667		16,667
Per Unit Share of Mo. Sinking Fund	1,190		1,190	
MONTHLY TOTAL		157,122		117,097
PER UNIT MONTHLY SHARE	11,223		8,364	

*electricity for water pumps to be part of water bill
which will also have repairs/maintenance costs