



**CONDOMINIUM CORPORATION # 1010603 FRONTIER BUSINESS PARK  
BENCHMARK ANALYSIS- MAY 2012**

Inflation Factor-	3.00%															
Interest Rate	3.00%															
<b>RESERVE COMPONENTS</b>	<b>Year of</b>	<b>Reserve</b>	<b>EXPECTED</b>	<b>OBSERVED</b>	<b>REMAINING</b>	<b>Unit</b>	<b>Unit</b>	<b>Unit</b>	<b>CURRENT</b>	<b>FUTURE</b>	<b>CURRENT</b>	<b>FUTURE</b>	<b>FUTURE</b>	<b>ANNUAL</b>	<b>RESERVE FUND</b>	
<b>BENCH MARK ANALYSIS- # 1010603</b>	<b>Aquisition</b>	<b>Expenditures</b>	<b>LIFESPAN</b>	<b>CONDITION</b>	<b>LIFESPAN</b>	<b>Quantity</b>	<b>Measure</b>	<b>Cost</b>	<b>REPLACEMENT</b>	<b>REPLACEMENT</b>	<b>RESERVE FUND</b>	<b>RESERVE FUND</b>	<b>RESERVE FUND</b>	<b>RESERVE FUND</b>	<b>ASSESSMENT</b>	
			<b>Years</b>	<b>Years</b>	<b>Years</b>				<b>COST</b>	<b>COST</b>	<b>REQUIREMENTS</b>	<b>ACCUMULATION</b>	<b>REQUIREMENTS</b>	<b>ASSESSMENT</b>	<b>ALLOCATION</b>	
Foundations	2010		25	3	22	1	allowance	10000	10,000	19,161	1,200	2,299	16,862	552	4.0%	
Metal Walls/Roof-Repairs	2010	9,360	25	3	22	1	allowance	10000	10,000	19,161	1,200	2,299	16,862	552	4.0%	
Caulking	2010		15	3	12	1	allowance	10000	10,000	14,258	2,000	2,852	11,406	804	5.8%	
Eavestrough & Downspouts	2010		25	3	22	1	allowance	5000	5,000	9,581	600	1,150	8,431	276	2.0%	
Water and Sewer System	2010		15	3	12	1	allowance	15000	15,000	21,386	3,000	4,277	17,109	1,206	8.7%	
Electrical and Lighting	2010		15	3	12	1	allowance	10000	10,000	14,258	2,000	2,852	11,406	804	5.8%	
Callout systems	2010		20	3	17	1	allowance	5000	5,000	8,264	750	1,240	7,025	323	2.3%	
Fire Alarm System	2010		20	3	17	1	allowance	5000	5,000	8,264	750	1,240	7,025	323	2.3%	
Fence& Gates- 50%	2010	1,650	25	3	22	500	l.ft.	31.5	15,750	30,179	1,890	3,621	26,557	870	6.3%	
Concrete Sidewalks&Curbs-20%	2010	5,579	25	3	22	500	sq.ft.	20	10,000	19,161	1,200	2,299	16,862	552	4.0%	
Parking areas-Asphalt	2010		25	3	22	36000	sq.ft.	1.6	57,600	110,368	6,912	13,244	97,123	3,181	23.1%	
Parking areas-Gravel	2010		10	1	9	48000	sq.ft.	0.1	4,800	6,263	480	626	5,637	555	4.0%	
Site services	2010		15	3	12	1	allowance	25000	25,000	35,644	5,000	7,129	28,515	2,009	14.6%	
Landscaping & Irrigation	2010		10	3	7	1	allowance	10000	10,000	12,299	3,000	3,690	8,609	1,124	8.1%	
Reserve Fund Study	2013		6	1	5	1	allowance	3675	3,675	4,260	613	710	3,550	669	4.8%	
<b>TOTAL</b>		<b>16,589</b>							<b>196,825</b>	<b>332,506</b>	<b>30,595</b>	<b>49,528</b>	<b>282,978</b>	<b>13,798</b>	<b>100%</b>	



**CONDOMINIUM CORPORATION # 1010603-FRONTIER BUSINESS PARK  
25 YEAR PROJECTION- PART 2**

# 1010603- 25 Year Projection Year ending February 28/29	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037
<b>OPENING BALANCE</b>	97,528	113,957	37,058	53,160	71,544	84,593	105,641	94,191	107,424	131,075	150,869	176,895	52,274	16,577
Reserve Fund Contributions	14,503	15,229	15,990	16,789	17,629	18,510	19,436	20,408	21,428	22,499	22,499	22,499	18,918	13,798
Special Assessments/Transfer Op.														
Reserve Fund Interest Income	2,926	3,419	1,112	1,595	2,146	2,538	3,169	2,826	3,223	3,932	4,526	5,307	1,568	497
<b>Total Cash Resources</b>	<b>114,957</b>	<b>132,604</b>	<b>54,160</b>	<b>71,544</b>	<b>91,319</b>	<b>105,641</b>	<b>128,247</b>	<b>117,424</b>	<b>132,075</b>	<b>157,506</b>	<b>177,895</b>	<b>204,701</b>	<b>72,761</b>	<b>30,872</b>
<b>RESERVE FUND EXPENDITURES</b>														
Foundations												19,161		
Metal Walls/Roof-Repairs		2,000						2,000				19,161		
Caulking		14,258												
Eavestrough & Downspouts												9,581		
Water and Sewer System		21,386												
Electrical and Lighting		14,258												
Callout systems							8,264							
Fire Alarm System							8,264							
Fence& Gates- 50%		2,000						2,000				30,179		
Concrete Sidewalks&Curbs-20%		1,000						1,000				19,161		
Parking areas-Asphalt		5,000						5,000				55,184	55,184	
Parking areas-Gravel	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Site services		35,644												
Landscaping & Irrigation							16,528							
Reserve Fund Study					5,726					6,637				
<b>Total Reserve Fund Expenditures</b>	1,000	95,546	1,000	-	6,726	-	34,056	10,000	1,000	6,637	1,000	152,427	56,184	-
<b>Closing Balance</b>	113,957	37,058	53,160	71,544	84,593	105,641	94,191	107,424	131,075	150,869	176,895	52,274	16,577	30,872
<b>Reserve Requirements</b>	166,758	90,013	105,512	122,475	133,221	151,016	135,288	143,145	160,237	172,205	190,170	57,246	16,577	30,872
<b>Reserve Fund Surplus</b>	- 52,802	- 52,955	- 52,352	- 50,931	- 48,628	- 45,374	- 41,098	- 35,721	- 29,162	- 21,336	- 13,275	- 4,971	- 0	- 0

**CONDOMINIUM CORPORATION # 1010603-FRONTIER BUSINESS PARK**

**CASH FLOW TABLE**

<b># 1010603</b>							
<b>Cash Flow Table</b>							
<b>Year Ending</b>	<b>Opening</b>	<b>Recommended</b>	<b>Special</b>	<b>Estimated</b>	<b>Estimated</b>	<b>Percentage Increase</b>	<b>Closing</b>
<b>Feb. 28/29</b>	<b>Balance</b>	<b>Annual</b>	<b>Assessment</b>	<b>Inflation</b>	<b>Interest</b>	<b>in Recommended</b>	<b>Balance</b>
		<b>Contribution</b>	<b>Transfers</b>	<b>Adjusted</b>	<b>Earned</b>	<b>Annual Contribution</b>	
				<b>Expenditures</b>	<b>3%</b>		
2013	12,808	6,720		3,675	128	n/a	15,981
2014	15,981	7,392		1,000	240	10%	22,613
2015	22,613	8,131		-	452	10%	31,196
2016	31,196	8,944		1,000	780	10%	39,920
2017	39,920	9,839		-	1,198	10%	50,957
2018	50,957	10,823		5,260	1,529	10%	58,048
2019	58,048	11,364		14,000	1,741	5%	57,153
2020	57,153	11,932		13,299	1,715	5%	57,501
2021	57,501	12,529		-	1,725	5%	71,755
2022	71,755	13,155		1,000	2,153	5%	86,062
2023	86,062	13,813		4,929	2,582	5%	97,528
2024	97,528	14,503		1,000	2,926	5%	113,957
2025	113,957	15,229		95,546	3,419	5%	37,058
2026	37,058	15,990		1,000	1,112	5%	53,160
2027	53,160	16,789		-	1,595	5%	71,544
2028	71,544	17,629		6,726	2,146	5%	84,593
2029	84,593	18,510		-	2,538	5%	105,641
2030	105,641	19,436		34,056	3,169	5%	94,191
2031	94,191	20,408		10,000	2,826	5%	107,424
2032	107,424	21,428		1,000	3,223	5%	131,075
2033	131,075	22,499		6,637	3,932	5%	150,869
2034	150,869	22,499		1,000	4,526	0%	176,895
2035	176,895	22,499		152,427	5,307	0%	52,274
2036	52,274	18,918		56,184	1,568	-16%	16,577
2037	16,577	13,798		-	497	-27%	30,872