

Michael Callahan(RS) Associates, LLC.

Vacation Report Sample

AnyCity, AnyState
Account Sample - Version 1
January 1, 2019



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Important Information

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of Michael Callahan & Associates, LLC. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated every two-three years due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Michael Callahan & Associates, LLC. would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Part I

Introduction

Preparing the annual budget and overseeing the organization's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the organization and set the level and quality of service for all of the association's activities.

Funding Options

When a major repair or replacement is required in a community, an organization has essentially three options available to address the expenditure:

The first, and only logical means that the Board has to ensure its ability to maintain the assets for which it

is obligated, is by **assessing an adequate level of reserves**.

Whereas, if the organization was setting aside reserves for this purpose, using the vehicle of the regularly assessed monthly fees, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys.

The second option is for the organization to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an organization. With this method, the current board is pledging the future assets of an organization.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the organization's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on maintaining the organization by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

Types of Reserve Studies

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan".

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the "fund status and "funding plan."

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the "fund status" and "funding plan."

The Reserve Study: A Physical and a Financial Analysis

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the organization's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the organization is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the organization, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of *operational expenses* include:

Utilities:	Bank Service Charges	Accounting
Electricity	Dues & Publications	Painting
Gas	Licenses, Permits & Fees	Repair Expenses:
Water	Insurance(s)	Roof Repairs
Telephone	Services:	Equipment Repairs
Cable TV	Landscaping	Minor Concrete Repairs
Administrative:		Operating Contingency
Supplies		

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

Roof Replacements	Lighting Replacement
Reserve Study	Equipment Replacement
Deck Resurfacing	
Fencing Replacement	
Asphalt Seal Coating	
Asphalt Repairs	
Asphalt Overlays	
Interior Furnishings	

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an organization's governing documents. Examples include the complete replacement of foundations, wiring (electrical services) and plumbing (water & Sewer services). Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

Financial Analysis

The financial analysis assesses the organization's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the

future, known as the “funding plan”.

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the organization should avoid any major shortfalls. However, to remain accurate, the report should be updated every two – three years to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The organization can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a “window” in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Michael Callahan & Associates, LLC. Threshold and the Michael Callahan & Associates, LLC. Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Michael Callahan & Associates, LLC. Component Funding model is based upon the component methodology.

Funding Strategies

Once an organization has established its funding goals, the organization can select an appropriate funding plan. There are four basic strategies from which most organizations select. It is recommended that the organization consult professionals to determine the best strategy or combination of plans that best suit the organization’s need. Additionally, organizations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Organizations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an organization has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be “fully-funded.” This model is important in that it is a

measure of the adequacy of an organization's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age** divided by **Useful Life** the results multiplied by **Current Replacement Cost**

When an organization's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The Michael Callahan & Associates, LLC. **Threshold Funding Model (Minimum Funding)**. The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An organization using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.

The Michael Callahan & Associates, LLC. **Threshold Funding Model**. This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0).

The Michael Callahan & Associates, LLC. **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the organization's current fiscal year funding level and a timeframe (yrs) projection is calculated to illustrate the adequacy of the current funding over time.

The Michael Callahan & Associates, LLC. **Recommended Assessment Funding Model**. This method is also based upon the cash flow funding concept. The reserve assessment is set (directed) at a level that will properly fund the reserves over a timeframe (yrs) projections and is calculated to illustrate the needed funding over time.

The Michael Callahan & Associates, LLC. **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

Component Funding Model Distribution of Accumulated Reserves

The "Distribution of Accumulated Reserves Report" is a "Component Funding Model" calculation. This distribution **does not** apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can "fix" the accumulated reserve balance within the program on the individual asset's detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section,

this is accomplished by evaluating the component's age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

$$\text{Fully Funded Reserves} = (\text{Age/Useful Life}) \times \text{Current Replacement Cost}$$

The Michael Callahan & Associates, LLC. software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to "replenish" the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels.

Funding Reserves

Three assessment and contribution figures are provided in the report, the "Monthly Reserve Assessment Required", the "Average Net Monthly Interest Earned" contribution and the "Total Monthly Allocation to Reserves." The organization should allocate the "Monthly Reserve Assessment Required" amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Total Monthly Allocation" to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the organization's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

Users' Guide to your Reserve Analysis Study

Part II of your Michael Callahan & Associates, LLC. Report contains the reserve analysis study for your organization. There are seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

Index Reports

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the organization as well as the actual reserves available. This information is valid only for the "Component Funding Model" calculation.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Michael Callahan & Associates, LLC. Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Twenty-year or Thirty-year projections add to the usefulness of your reserve analysis study.

Definitions

Report I.D.

Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending

The budgetary year for which the report has been prepared for organizations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases

If applicable, the number of units and/or phases have been included in this version of the report.

Inflation

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase

This represents the percentage rate at which the organization will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside

\$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those organizations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

Investment Yield Before Taxes

The average interest rate anticipated by the organization based upon its current investment practices.

Taxes on Interest Yield

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared based upon information provided and not audited.

Percent Fully Funded

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age

Comments made regarding aging of the components on the basis of construction date or date of acceptance by the organization.

Monthly Assessment

The assessment to reserves required by the organization each month.

Interest Contribution (After Taxes)

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly Allocation

The sum of the monthly assessment and interest contribution figures.

Group and Category

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, organization standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

Replacement Year

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value

The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement

Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of organization design and organizational documents, a review of established organization precedents, and discussion with appropriate organization representative(s).

A Multi-Purpose Tool

Your Michael Callahan & Associates, LLC. Report is an important part of your organization's budgetary process. Following its recommendations should ensure the organization's smooth budgetary transitions from one fiscal year to the next. In addition Michael Callahan & Associates, LLC. reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the organization's annual audit.
- The Michael Callahan & Associates, LLC. reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your Michael Callahan & Associates, LLC. Report is also a detailed inventory of the organization's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Michael Callahan & Associates, LLC. Report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair.
- Since the Michael Callahan & Associates, LLC. reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- Your Michael Callahan & Associates, LLC. Report provides a record of the time, cost, and quantities of past reserve replacements. At times the organization's management company and board of directors are transitory which may result in the loss of these important records.

Designation/Award

In March 2000, Michael Callahan was awarded the Reserve Specialist (RS) designation from Community Associations Institute (CAI). Mr. Callahan was the 48th person in the United States to receive this professional designation.

The RS designation was developed by CAI for professional reserve analysts who wish to confirm to their peers and/or clients that they have demonstrated a basic level of competency within the industry. The RS designation is awarded to reserve analysts who are dedicated to the highest standards of professionalism and reserve analysis preparation.

In 1999 Michael Callahan, RS was awarded the CAI-Community Association Professional of the Year Award. In 2003 Michael Callahan, RS was awarded the CAI-Association Professional Service Award.

Consultant certifies that:

- 1) Consultant has no other involvement with association which could result in actual or perceived

conflicts of interest.

2) Component conditional assessments were developed by actual field observation.

3) Financial assumptions used in this analysis are listed on the Funding Assessment Summary.

4) Consultant is a Reserve Specialist (RS) designee.

5) Future updates of this report performed by Michael Callahan & Associates, LLC. would range in cost from 1/3 to 1/2 the original cost to perform the reserve analysis. The Association is entitled to one set of free revisions to the original report. A revision is not an update. A revision is to make changes adjustments to the original report after the client has had time to review the report. The changes/adjustments must be made available to MCA within 90 days of receiving the first draft of the report. Revision changes/adjustments must be for past repairs/replacements, future repair/replacement adjustments/changes are considered an update if they are for the current fiscal year or future fiscal years.

6) There are no material issues known to consultant at this time which would cause a distortion of the association's situation.

7) It is assumed that all building assets/construction was built to code at the time of construction and was built with proper application, unless otherwise noted throughout the report and/or if information stating otherwise was provided to Michael Callahan & Associates, LLC. by the client. Michael Callahan & Associates, LLC. will not and did not do any testing for construction defects. No testing was done for any building codes.

8) The findings in this report are an opinion based on an actual visual on-site-inspection and from information provided to Michael Callahan & Associates, LLC. by the client. No testing of any kind was performed during the visual on-site-inspection. This report does not include destructive testing results. The visual on-site-inspection consists of a visual inspection of all accessible areas. Conditions or issues that could not be detected by a visual inspection are not the responsibility of Michael Callahan & Associates, LLC. or any consultant of Michael Callahan & Associates, LLC. Michael Callahan & Associates, LLC. is not required to report issues of any kind on any component.

9) No warranty, expressed or implied is made concerning services performed for this report, including the Consultant's findings, recommendations or professional advice.

10) LIMITATIONS OF RESERVE ANALYSIS

This reserve analysis is intended as a tool for the association's Board of Directors to be used in evaluating the association's current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

The representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis

includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility of error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant.

Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association's obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and excluded when assessing life expectancy, repair and/or replacement costs of the components.

Vacation Report Sample
 AnyCity, AnyState
MCA Recommended Funding Model Summary

Report Date	January 1, 2019
Account Number	Sample
Version	1
Budget Year Beginning	January 1, 2019
Budget Year Ending	December 31, 2019
Total Units	281
Phase Development	1 of 1

<i>Report Parameters</i>	
Inflation	2.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.00%
Tax Rate on Interest	30.00%
Contingency	1.00%
2019 Beginning Balance	\$5,938,684

Vacation Report Sample is located in AnyCity, AnyState. The property consists of 281 residential units.

For budgeting purposes Michael Callahan & Associates, LLC. will use January, 1 2003 for all original components. Components replaced since original will be noted throughout the report with the placed-in-service replacement date or an estimated replacement date.

The Official Michael Callahan & Associates, LLC. visual on-site-inspection was performed on August 22, 2017.

The detail section of this reserve study will have information on all assets included in this report. Some assets may be listed for inventory purposes only.

The anticipated reserve fund balance is based on current reserve fund & contribution information that was provided to MCA, LLC. by the client.

Current Replacement Cost: 2018 - \$17,965,464.00

Recommended Assessment Funding Model. This model type is also referred to as a Cash Flow model or Statutory Funding model. This analysis is based on an recommended annual assessment, parameters, and the current reserve fund balance. Because It is calculated using a recommended annual assessment, it will give an accurate projection of how well the association is funded for the projected years of planned reserve expenditures.

Asset repair & replacement costs are estimates based on National Data, Local Contractors, provided bid proposals from the client, and actual costs provided by the client.

<i>Recommended Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$1,595,000.00
<i>\$5,676.16 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$0.00</u>
Total Annual Allocation to Reserves	\$1,595,000.00
<i>\$5,676.16 per unit annually</i>	

Vacation Report Sample
MCA Recommended Funding Model Projection

Beginning Balance: \$5,938,684

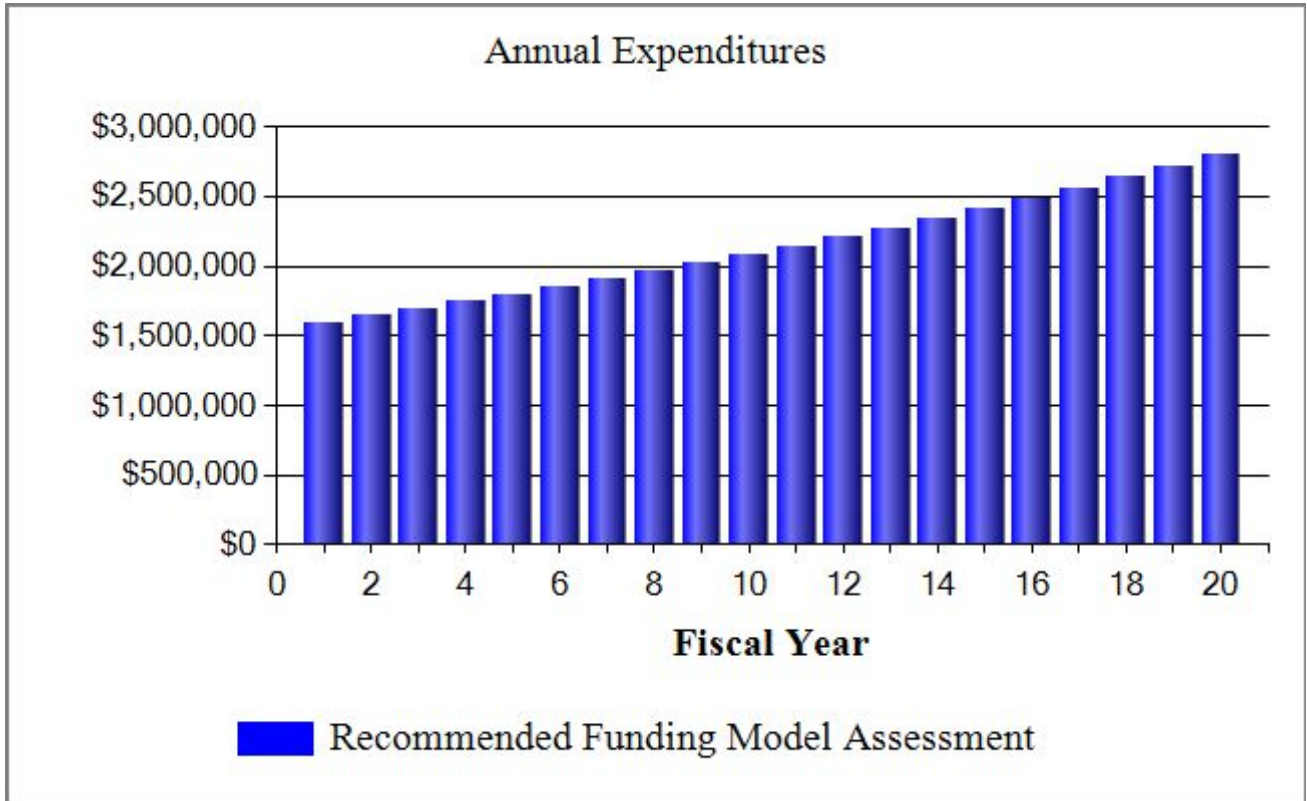
Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2019	17,965,464	1,595,000		4,530,060	3,003,624	8,457,826	36%
2020	18,324,773	1,642,850		948,192	3,698,282	9,041,567	41%
2021	18,691,269	1,692,135		1,521,975	3,868,442	9,079,359	43%
2022	19,065,094	1,742,900		16,979	5,594,363	10,681,191	52%
2023	19,446,396	1,795,187		389,811	6,999,738	11,963,521	59%
2024	19,835,324	1,849,042		812,769	8,036,011	12,869,408	62%
2025	20,232,030	1,904,513		928,408	9,012,116	13,705,373	66%
2026	20,636,671	1,961,649		668,305	10,305,460	14,853,873	69%
2027	21,049,404	2,020,498		2,007,756	10,318,203	14,690,225	70%
2028	21,470,392	2,081,113		1,247,605	11,151,711	15,330,402	73%
2029	21,899,800	2,143,547		3,506,681	9,788,576	13,711,503	71%
2030	22,337,796	2,207,853		1,145,894	10,850,536	14,501,256	75%
2031	22,784,552	2,274,089		1,497,159	11,627,465	14,982,199	78%
2032	23,240,243	2,342,311		131,883	13,837,893	16,899,703	82%
2033	23,705,048	2,412,581		5,901,089	10,349,384	13,006,015	80%
2034	24,179,149	2,484,958		1,075,349	11,758,994	13,992,457	84%
2035	24,662,732	2,559,507		2,352,406	11,966,095	13,732,493	87%
2036	25,155,987	2,636,292		5,228,954	9,373,433	10,570,444	89%
2037	25,659,106	2,715,381		879,228	11,209,586	11,819,810	95%
2038	26,172,289	2,796,842		2,316,422	11,690,006	11,666,922	100%

Recommended Funding Model VS Fully Funded

- ◆— Recommended Assessment Funding Fully Funded
- ◆— Recommended Assessment Funding Ending

The Recommended Assessment Funding Model is based on a (directed) annual assessment, parameters, and reserve fund balance. Because it is calculated using a (directed) annual assessment, it will give the accurate projection of how well the association will be funded over the projected years of planned reserve expenditures.

Vacation Report Sample
MCA Recommended Annual Expenditure Chart



Vacation Report Sample
MCA Recommended Expenditure Spread Sheet

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Beginning Balance	5,938,684	3,003,624	3,698,282	3,868,442	5,594,363	6,999,738	8,036,011	9,012,116	10,305,460	10,318,203
Annual Assessment	1,595,000	1,642,850	1,692,135	1,742,900	1,795,187	1,849,042	1,904,513	1,961,649	2,020,498	2,081,113
Interest Earned										
Expenditures	4,530,060	948,192	1,521,975	16,979	389,811	812,769	928,408	668,305	2,007,756	1,247,605
Fully Funded Reserves	8,457,826	9,041,567	9,079,359	10,681,191	11,963,521	12,869,408	13,705,373	14,853,873	14,690,225	15,330,402
Percent Fully Funded	36%	41%	43%	52%	59%	62%	66%	69%	70%	73%
Ending Balance	3,003,624	3,698,282	3,868,442	5,594,363	6,999,738	8,036,011	9,012,116	10,305,460	10,318,203	11,151,711

Description										
Buildings - Boilers, 2003					25,978					
Buildings - Boilers, 2006								55,137		
Buildings - Boilers, 2008										14,341
Buildings - Boilers, 2018										
Buildings - Exterior, Door, Bldg. 108										16,062
Buildings - Exterior, Door, Bldgs. 402,404,406 ..								69,840		
Buildings - Exterior, Door, Bldgs. 501, 502, 50..	68,160									
Buildings - Exterior, Door, Door, Bldgs. 321-325										
Buildings - Exterior, Lightng, Bldg. 108					19,619					
Buildings - Exterior, Lightng, Bldgs. 402,404,..	76,800									
Buildings - Exterior, Lightng, Bldgs. 501,502,..			80,293							
Buildings - Exterior, Paint, All Bldgs.										549,743
Buildings - Gutters & Downspouts, Bldg. 108										
Buildings - Gutters & Downspouts, Bldgs. 321-..										
Buildings - Gutters & Downspouts, Bldgs. 402,..										
Buildings - Gutters & Downspouts, Bldgs. 501,..										
Buildings - Hot Water Heaters, 2003					17,319					
Buildings - Hot Water Heaters, 2006								36,758		
Buildings - Hot Water Heaters, 2008										9,561
Buildings - Hot Water Heaters, 2018										
Buildings - Hot Water Heaters, Bldgs. 321-325										
Buildings - Railing, Bldg. 108										44,517
Buildings - Railing, Bldgs. 402,404,406 & 408										208,544
Buildings - Railing, Bldgs. 501, 502, 503 & 504										217,208
Buildings - Stairways, Bldg. 108										
Buildings - Stairways, Bldgs. 402,404,406 & 408										

Vacation Report Sample
MCA Recommended Expenditure Spread Sheet

Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Buildings - Stairways, Bldgs. 501,502,503 & 504										
Elevator - Cab Refurbishment, Bldgs. 402,404,4..	24,000									
Elevator - Cab Refurbishment, Bldgs. 501,502,5..	24,000									
Elevator - Cab, Bldgs. 108	6,000									
Elevator - Major Repairs, Bldgs. 402,404,406 &..										
Elevator - Major Repairs, Bldgs. 501,502,503 &..										
Elevator - Modernization, Bldg. 108										
Fire Control Panel - Bldg. 108										14,341
Fire Control Panel - Bldgs. 402,404,406 & 408					51,957					
Fire Control Panel - Bldgs. 501,502,503 & 504								55,137		
Patio - Furniture (1bdrm), Bldgs. 402,404,406 ..	43,200						48,650			
Patio - Furniture (1bdrm), Bldgs. 501,502,503 ..	46,800						52,704			
Patio - Furniture (2bdrm), Bldg., 108	21,600						24,325			
Patio - Furniture (2bdrm), Bldgs. 402,404,406 ..	46,800						52,704			
Patio - Furniture (2bdrm), Bldgs. 501,502,503 ..	46,800						52,704			
Patio/Pool - Furniture, Bldgs. 321-325				8,490						9,561
Pool - Resurfacing, Bldgs. 321-325										13,146
Pool/Spa - Deck, Resurfacing, Bldgs. 321-325										
Pool/Spa - Filter/Heater, Bldgs. 321-325										
Pool/Spa - Salt Water System, Bldgs. 321-325				8,490						9,561
Pool/Spa - Screens, Bldgs. 321-325										22,707
Roofs - Asphalt Shingle, Bldg. 108										
Roofs - Asphalt Shingle, Bldgs., 402,404,406 &..										
Roofs - Asphalt Shingle, Bldgs., 501,502,503 &..										
Roofs - Clay Tile, Bldgs. 321-325										
Spa - Resurfacing, Bldgs. 321-325										
Unit - Accessories (1bdrm), Bldgs. 402,404,406..			74,909				81,084			
Unit - Accessories (1bdrm), Bldgs. 501, 502, 50..			81,151				87,841			
Unit - Accessories (2bdrm), Bldg., 108			52,436				56,759			
Unit - Accessories (2bdrm), Bldgs. 402,404,406..			104,872				113,517			
Unit - Accessories (2bdrm), Bldgs. 501, 502, 50..			113,612				122,977			
Unit - Accessories, Bldgs. 321-325		8,160				8,833				9,561
Unit - Appliances (1bdrm), Bldgs. 402,404,406 ..	316,800									
Unit - Appliances (1bdrm), Bldgs. 501, 502, 50..	343,200									

Vacation Report Sample
MCA Recommended Expenditure Spread Sheet

Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Unit - Appliances (2bdrm), Bldg. 108	158,400									
Unit - Appliances (2bdrm), Bldgs. 402,404,406 ..	316,800									
Unit - Appliances (2bdrm), Bldgs. 501, 502, 50..	343,200									
Unit - Appliances, Bldgs. 321-325								37,907		
Unit - Artwork (1bdrm), Bldgs. 402,404,406 & ..							32,433			
Unit - Artwork (1bdrm), Bldgs. 501, 502, 503 ..							35,136			
Unit - Artwork (2bdrm), Bldg. 108							32,433			
Unit - Artwork (2bdrm), Bldgs. 402,404,406 & ..							64,867			
Unit - Artwork (2bdrm), Bldgs. 501, 502, 503 ..							70,273			
Unit - Artwork, Bldgs. 321-325						19,321				
Unit - Bed Sets (1bdrm), Bldgs. 402,404,406 & ..		58,752								
Unit - Bed Sets (1bdrm), Bldgs. 501, 502, 503 ..			52,436							
Unit - Bed Sets (2bdrm), Bldg., 108	86,400									
Unit - Bed Sets (2bdrm), Bldgs. 402,404,406 & ..		176,256								
Unit - Bed Sets (2bdrm), Bldgs. 501, 502, 503 ..			194,763							
Unit - Bed Sets, Bldgs. 321-325								20,676		
Unit - Cabinet/Counter Top, (1bdrm), Bldgs. 40..										
Unit - Cabinet/Counter Top, (1bdrm), Bldgs. 50..										
Unit - Cabinet/Counter Top, (2bdrm), Bldg. 108										
Unit - Cabinet/Counter Top, (2bdrm), Bldgs. 40..										
Unit - Cabinet/Counter Top, (2bdrm), Bldgs. 50..										
Unit - Cabinet/Counter Top, Bldgs. 321-325										
Unit - Carpet, (1bdrm), Bldgs. 402,404,406 & 4..	86,400								101,231	
Unit - Carpet, (1bdrm), Bldgs. 501, 502, 503 & ..	93,600								109,667	
Unit - Carpet, (2bdrm), Bldg., 108	79,200								92,795	
Unit - Carpet, (2bdrm), Bldgs. 402,404,406 & 4..	158,400								185,591	
Unit - Carpet, (2bdrm), Bldgs. 501, 502, 503 & ..	171,600								201,057	
Unit - Carpet, Bldgs. 321-325						49,076				
Unit - Case Goods (1bdrm), Bldgs. 402,404,406..		280,908								
Unit - Case Goods (1bdrm), Bldgs. 501, 502, 50..			310,403							
Unit - Case Goods (2bdrm), Bldg. 108	213,300									
Unit - Case Goods (2bdrm), Bldgs. 402,404,406..		424,116								
Unit - Case Goods (2bdrm), Bldgs. 501, 502, 50..			432,130							
Unit - Case Goods, Bldgs. 321-325								68,347		

Vacation Report Sample
MCA Recommended Expenditure Spread Sheet

Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Unit - Ceramic Tile, Bldgs. 321-325										
Unit - Ceramic Tile,(1bdrm), Bldgs. 402,404,40..										
Unit - Ceramic Tile,(1bdrm), Bldgs. 501, 502, 5..										
Unit - Ceramic Tile,(2bdrm), Bldg. 108										
Unit - Ceramic Tile,(2bdrm), Bldgs. 402,404,40..										
Unit - Ceramic Tile,(2bdrm), Bldgs. 501, 502, 5..										
Unit - Door Locks, Bldgs. 321-325										
Unit - Door Locks, Bldgs. 402,404,406 & 408					21,649					
Unit - Door Locks, Bldgs. 501,502,503 & 504								22,974		
Unit - Door Locks, Bldg. 108										11,951
Unit - Furniture, Soft Goods (1bdrm), Bldgs. 50..	71,400					78,831				
Unit - Furniture, Soft Goods (2bdrm), Bldg. 108	61,200					67,570				
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 40..	122,400					135,139				
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 50..	249,600					275,579				
Unit - Furniture, Soft Goods, Bdgs. 321-325			24,970					27,568		
Unit - HVAC, (Split System) (1bdrm), Bldgs. 4..										
Unit - HVAC, (Split System) (1bdrm), Bldgs. 5..										
Unit - HVAC, (Split System) (2bdrm), Bldg., 108										
Unit - HVAC, (Split System) (2bdrm), Bldgs. 4..										
Unit - HVAC, (Split System) (2bdrm), Bldgs. 5..										
Unit - HVAC, (Split System), Bldgs. 321-325										
Unit - Interior Paint (1bdrm), Bldgs. 402,404,4..	76,800								89,983	
Unit - Interior Paint (1bdrm), Bldgs. 501,502,5..	67,200								78,736	
Unit - Interior Paint (2bdrm), Bldg. 108	79,200								92,795	
Unit - Interior Paint (2bdrm), Bldgs. 402,404,4..	158,400								185,591	
Unit - Interior Paint (2bdrm), Bldgs. 501,502,5..	171,600								201,057	
Unit - Interior Paint, Bldgs. 321-325						19,873				
Unit - Kitchen Sinks, (1bdrm), Bldgs. 402,404,..										
Unit - Kitchen Sinks, (1bdrm), Bldgs. 501, 502,..										
Unit - Kitchen Sinks, (2bdrm), Bldg. 108										
Unit - Kitchen Sinks, (2bdrm), Bldgs. 402,404,..										
Unit - Kitchen Sinks, (2bdrm), Bldgs. 501, 502,..										
Unit - Plumbing Fixtures (1bdrm), Bldgs. 402,4..										
Unit - Plumbing Fixtures (1bdrm), Bldgs. 501, ..										

Vacation Report Sample
MCA Recommended Expenditure Spread Sheet

Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Unit - Plumbing Fixtures (2bdrm), Bldg. 108										
Unit - Plumbing Fixtures (2bdrm), Bldgs. 402,4..										
Unit - Plumbing Fixtures (2bdrm), Bldgs. 501, ..										
Unit - Plumbing Fixtures, Bldgs. 321-325										
Unit - Soft Goods (1bdrm), Bldgs. 402,404,406 ..	129,600					143,089				
Unit - TV (1bdrm), Bldgs. 402,404,406 & 408					51,957					
Unit - TV (1bdrm), Bldgs. 501, 502, 503 & 504								48,245		
Unit - TV (2bdrm), Bldg. 108										64,535
Unit - TV (2bdrm), Bldgs. 402,404,406 & 408					116,903					
Unit - TV (2bdrm), Bldgs. 501, 502, 503 & 504								134,396		
Unit - TV, Bldgs. 321-325										
Unit - Telephones (1bdrm), Bldgs. 402,404,406 ..					25,978					
Unit - Telephones (1bdrm), Bldgs. 501, 502, 50..								24,122		
Unit - Telephones (2bdrm), Bldg. 108										32,267
Unit - Telephones (2bdrm), Bldgs. 402,404,406 ..					58,451					
Unit - Telephones (2bdrm), Bldgs. 501, 502, 50..								67,198		
Unit - Telephones, Bldgs. 321-325										
Unit - Wall, Ceramic Tile, Bldgs. 321-325										
Unit - Wall, Ceramic Tile,(1bdrm), Bldgs. 402,..										
Unit - Wall, Ceramic Tile,(1bdrm), Bldgs. 501, ..										
Unit - Wall, Ceramic Tile,(2bdrm), Bldg., 108										
Unit - Wall, Ceramic Tile,(2bdrm), Bldgs. 402,..										
Unit - Wall, Ceramic Tile,(2bdrm), Bldgs. 501, ..										
Unit - Window Treatments (1bdrm), Bldgs. 402..	86,400								101,231	
Unit - Window Treatments (1bdrm), Bldgs. 501..	75,600								88,577	
Unit - Window Treatments (2bdrm), Bldg., 108	79,200								92,795	
Unit - Window Treatments (2bdrm), Bldgs. 402..	158,400								185,591	
Unit - Window Treatments (2bdrm), Bldgs. 501..	171,600								201,057	
Unit - Window Treatments, Bldgs. 321-325						15,457				
Year Total:	4,530,060	948,192	1,521,975	16,979	389,811	812,769	928,408	668,305	2,007,756	1,247,605

Vacation Report Sample
MCA Recommended Expenditure Spread Sheet

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Beginning Balance	11,151,711	9,788,576	10,850,536	11,627,465	13,837,893	10,349,384	11,758,994	11,966,095	9,373,433	11,209,586
Annual Assessment	2,143,547	2,207,853	2,274,089	2,342,311	2,412,581	2,484,958	2,559,507	2,636,292	2,715,381	2,796,842
Interest Earned										
Expenditures	3,506,681	1,145,894	1,497,159	131,883	5,901,089	1,075,349	2,352,406	5,228,954	879,228	2,316,422
Fully Funded Reserves	13,711,503	14,501,256	14,982,199	16,899,703	13,006,015	13,992,457	13,732,493	10,570,444	11,819,810	11,666,922
Percent Fully Funded	71%	75%	78%	82%	80%	84%	87%	89%	95%	100%
Ending Balance	9,788,576	10,850,536	11,627,465	13,837,893	10,349,384	11,758,994	11,966,095	9,373,433	11,209,586	11,690,006

Description

Buildings - Boilers, 2003										
Buildings - Boilers, 2006										
Buildings - Boilers, 2008										
Buildings - Boilers, 2018										34,963
Buildings - Exterior, Door, Bldg. 108										
Buildings - Exterior, Door, Bldgs. 402,404,406 ..										
Buildings - Exterior, Door, Bldgs. 501, 502, 50..										
Buildings - Exterior, Door, Door, Bldgs. 321-325										
Buildings - Exterior, Lighitng, Bldg. 108										26,405
Buildings - Exterior, Lighitng, Bldgs. 402,404,..						103,363				
Buildings - Exterior, Lighitng, Bldgs. 501,502,..								108,064		
Buildings - Exterior, Paint, All Bldgs.										670,133
Buildings - Gutters & Downspouts, Bldg. 108										8,112
Buildings - Gutters & Downspouts, Bldgs. 321-..										
Buildings - Gutters & Downspouts, Bldgs. 402,..								67,212		
Buildings - Gutters & Downspouts, Bldgs. 501,..						68,085				
Buildings - Hot Water Heaters, 2003										
Buildings - Hot Water Heaters, 2006										
Buildings - Hot Water Heaters, 2008										
Buildings - Hot Water Heaters, 2018										23,309
Buildings - Hot Water Heaters, Bldgs. 321-325								12,602		
Buildings - Railing, Bldg. 108										
Buildings - Railing, Bldgs. 402,404,406 & 408										
Buildings - Railing, Bldgs. 501, 502, 503 & 504										
Buildings - Stairways, Bldg. 108										104,890
Buildings - Stairways, Bldgs. 402,404,406 & 408						190,005				

Vacation Report Sample
MCA Recommended Expenditure Spread Sheet

Description	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Buildings - Stairways, Bldgs. 501,502,503 & 504								201,635		
Elevator - Cab Refurbishment, Bldgs. 402,404,4..	29,256									
Elevator - Cab Refurbishment, Bldgs. 501,502,5..	29,256									
Elevator - Cab, Bldgs. 108	7,314									
Elevator - Major Repairs, Bldgs. 402,404,406 &..					263,896					
Elevator - Major Repairs, Bldgs. 501,502,503 &..								280,048		
Elevator - Modernization, Bldg. 108										72,841
Fire Control Panel - Bldg. 108										
Fire Control Panel - Bldgs. 402,404,406 & 408										
Fire Control Panel - Bldgs. 501,502,503 & 504										
Patio - Furniture (1bdm), Bldgs. 402,404,406 ..			54,788						61,700	
Patio - Furniture (1bdm), Bldgs. 501,502,503 ..			59,354						66,842	
Patio - Furniture (2bdm), Bldg., 108			27,394						30,850	
Patio - Furniture (2bdm), Bldgs. 402,404,406 ..			59,354						66,842	
Patio - Furniture (2bdm), Bldgs. 501,502,503 ..			59,354						66,842	
Patio/Pool - Furniture, Bldgs. 321-325						10,767				
Pool - Resurfacing, Bldgs. 321-325						48,451				
Pool/Spa - Deck, Resurfacing, Bldgs. 321-325										
Pool/Spa - Filter/Heater, Bldgs. 321-325						28,263				
Pool/Spa - Salt Water System, Bldgs. 321-325						10,767				
Pool/Spa - Screens, Bldgs. 321-325										
Roofs - Asphalt Shingle, Bldg. 108										118,919
Roofs - Asphalt Shingle, Bldgs., 402,404,406 &..					336,784					
Roofs - Asphalt Shingle, Bldgs., 501,502,503 &..								357,398		
Roofs - Clay Tile, Bldgs. 321-325										
Spa - Resurfacing, Bldgs. 321-325						20,188				
Unit - Accessories (1bdm), Bldgs. 402,404,406..	87,768				95,002				102,834	
Unit - Accessories (1bdm), Bldgs. 501, 502, 50..	95,082				102,919				111,403	
Unit - Accessories (2bdm), Bldg., 108	61,437				66,502				71,984	
Unit - Accessories (2bdm), Bldgs. 402,404,406..	122,875				133,003				143,967	
Unit - Accessories (2bdm), Bldgs. 501, 502, 50..	133,114				144,087				155,964	
Unit - Accessories, Bldgs. 321-325				10,349				11,202		
Unit - Appliances (1bdm), Bldgs. 402,404,406 ..	386,177									
Unit - Appliances (1bdm), Bldgs. 501, 502, 50..	418,359									

Vacation Report Sample
MCA Recommended Expenditure Spread Sheet

Description	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Unit - Appliances (2bdrm), Bldg. 108	193,089									
Unit - Appliances (2bdrm), Bldgs. 402,404,406 ..	386,177									
Unit - Appliances (2bdrm), Bldgs. 501, 502, 50..	418,359									
Unit - Appliances, Bldgs. 321-325								46,208		
Unit - Artwork (1bdrm), Bldgs. 402,404,406 & ..					38,001					
Unit - Artwork (1bdrm), Bldgs. 501, 502, 503 ..					41,168					
Unit - Artwork (2bdrm), Bldg. 108					38,001					
Unit - Artwork (2bdrm), Bldgs. 402,404,406 & ..					76,002					
Unit - Artwork (2bdrm), Bldgs. 501, 502, 503 ..					82,335					
Unit - Artwork, Bldgs. 321-325				22,638						
Unit - Bed Sets (1bdrm), Bldgs. 402,404,406 & ..		71,618								
Unit - Bed Sets (1bdrm), Bldgs. 501, 502, 503 ..			63,919							
Unit - Bed Sets (2bdrm), Bldg., 108	105,321									
Unit - Bed Sets (2bdrm), Bldgs. 402,404,406 & ..		214,855								
Unit - Bed Sets (2bdrm), Bldgs. 501, 502, 503 ..			237,415							
Unit - Bed Sets, Bldgs. 321-325								25,204		
Unit - Cabinet/Counter Top, (1bdrm), Bldgs. 40..					745,769					
Unit - Cabinet/Counter Top, (1bdrm), Bldgs. 50..								715,383		
Unit - Cabinet/Counter Top, (2bdrm), Bldg. 108										583,453
Unit - Cabinet/Counter Top, (2bdrm), Bldgs. 40..					1,503,414					
Unit - Cabinet/Counter Top, (2bdrm), Bldgs. 50..								1,119,493		
Unit - Cabinet/Counter Top, Bldgs. 321-325										
Unit - Carpet, (1bdrm), Bldgs. 402,404,406 & 4..							118,609			
Unit - Carpet, (1bdrm), Bldgs. 501, 502, 503 & ..							128,493			
Unit - Carpet, (2bdrm), Bldg., 108							108,725			
Unit - Carpet, (2bdrm), Bldgs. 402,404,406 & 4..							217,449			
Unit - Carpet, (2bdrm), Bldgs. 501, 502, 503 & ..							235,570			
Unit - Carpet, Bldgs. 321-325				57,501						
Unit - Case Goods (1bdrm), Bldgs. 402,404,406..		342,425								
Unit - Case Goods (1bdrm), Bldgs. 501, 502, 50..			378,380							
Unit - Case Goods (2bdrm), Bldg. 108	260,012									
Unit - Case Goods (2bdrm), Bldgs. 402,404,406..		516,995								
Unit - Case Goods (2bdrm), Bldgs. 501, 502, 50..			526,764							
Unit - Case Goods, Bldgs. 321-325								83,314		

Vacation Report Sample
MCA Recommended Expenditure Spread Sheet

Description	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Unit - Ceramic Tile, Bldgs. 321-325										
Unit - Ceramic Tile,(1bdrm), Bldgs. 402,404,40..					328,329					
Unit - Ceramic Tile,(1bdrm), Bldgs. 501, 502, 5..								288,338		
Unit - Ceramic Tile,(2bdrm), Bldg. 108										167,405
Unit - Ceramic Tile,(2bdrm), Bldgs. 402,404,40..					365,950					
Unit - Ceramic Tile,(2bdrm), Bldgs. 501, 502, 5..								404,983		
Unit - Door Locks, Bldgs. 321-325								1,400		
Unit - Door Locks, Bldgs. 402,404,406 & 408										
Unit - Door Locks, Bldgs. 501,502,503 & 504										
Unit - Door Locks, Bldg. 108										
Unit - Furniture, Soft Goods (1bdrm), Bldgs. 50..	87,036					96,095				
Unit - Furniture, Soft Goods (2bdrm), Bldg. 108	74,602					82,367				
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 40..	149,205					164,734				
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 50..	304,261					335,929				
Unit - Furniture, Soft Goods, Bdgs. 321-325			30,438					33,606		
Unit - HVAC, (Split System) (1bdrm), Bldgs. 4..					221,672					
Unit - HVAC, (Split System) (1bdrm), Bldgs. 5..								205,835		
Unit - HVAC, (Split System) (2bdrm), Bldg., 108										183,558
Unit - HVAC, (Split System) (2bdrm), Bldgs. 4..					332,509					
Unit - HVAC, (Split System) (2bdrm), Bldgs. 5..								382,266		
Unit - HVAC, (Split System), Bldgs. 321-325								24,504		
Unit - Interior Paint (1bdrm), Bldgs. 402,404,4..							105,430			
Unit - Interior Paint (1bdrm), Bldgs. 501,502,5..							92,251			
Unit - Interior Paint (2bdrm), Bldg. 108							108,725			
Unit - Interior Paint (2bdrm), Bldgs. 402,404,4..							217,449			
Unit - Interior Paint (2bdrm), Bldgs. 501,502,5..							235,570			
Unit - Interior Paint, Bldgs. 321-325				23,285						
Unit - Kitchen Sinks, (1bdrm), Bldgs. 402,404,..					45,601					
Unit - Kitchen Sinks, (1bdrm), Bldgs. 501, 502,..								42,343		
Unit - Kitchen Sinks, (2bdrm), Bldg. 108										37,761
Unit - Kitchen Sinks, (2bdrm), Bldgs. 402,404,..					68,402					
Unit - Kitchen Sinks, (2bdrm), Bldgs. 501, 502,..								78,638		
Unit - Plumbing Fixtures (1bdrm), Bldgs. 402,4..					96,269					
Unit - Plumbing Fixtures (1bdrm), Bldgs. 501, ..								89,391		

Vacation Report Sample
MCA Recommended Expenditure Spread Sheet

Description	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Unit - Plumbing Fixtures (2bdrm), Bldg. 108										222,368
Unit - Plumbing Fixtures (2bdrm), Bldgs. 402,4..					402,810					
Unit - Plumbing Fixtures (2bdrm), Bldgs. 501, ..								388,819		
Unit - Plumbing Fixtures, Bldgs. 321-325										
Unit - Soft Goods (1bdrm), Bldgs. 402,404,406 ..	157,982					174,425				
Unit - TV (1bdrm), Bldgs. 402,404,406 & 408										
Unit - TV (1bdrm), Bldgs. 501, 502, 503 & 504										
Unit - TV (2bdrm), Bldg. 108										
Unit - TV (2bdrm), Bldgs. 402,404,406 & 408										
Unit - TV (2bdrm), Bldgs. 501, 502, 503 & 504										
Unit - TV, Bldgs. 321-325								25,204		
Unit - Telephones (1bdrm), Bldgs. 402,404,406 ..										
Unit - Telephones (1bdrm), Bldgs. 501, 502, 50..										
Unit - Telephones (2bdrm), Bldg. 108										
Unit - Telephones (2bdrm), Bldgs. 402,404,406 ..										
Unit - Telephones (2bdrm), Bldgs. 501, 502, 50..										
Unit - Telephones, Bldgs. 321-325								6,301		
Unit - Wall, Ceramic Tile, Bldgs. 321-325										
Unit - Wall, Ceramic Tile,(1bdrm), Bldgs. 402,..					37,621					
Unit - Wall, Ceramic Tile,(1bdrm), Bldgs. 501, ..								34,933		
Unit - Wall, Ceramic Tile,(2bdrm), Bldg., 108										62,305
Unit - Wall, Ceramic Tile,(2bdrm), Bldgs. 402,..					76,952					
Unit - Wall, Ceramic Tile,(2bdrm), Bldgs. 501, ..								194,628		
Unit - Window Treatments (1bdrm), Bldgs. 402..							118,609			
Unit - Window Treatments (1bdrm), Bldgs. 501..							103,783			
Unit - Window Treatments (2bdrm), Bldg., 108							108,725			
Unit - Window Treatments (2bdrm), Bldgs. 402..							217,449			
Unit - Window Treatments (2bdrm), Bldgs. 501..							235,570			
Unit - Window Treatments, Bldgs. 321-325				18,110						
Year Total:	3,506,681	1,145,894	1,497,159	131,883	5,901,089	1,075,349	2,352,406	5,228,954	879,228	2,316,422

Vacation Report Sample
MCA Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Elevator - Cab, Bldgs. 108	0	2019	6,000	6,000
Patio - Furniture (2bdrm), Bldg., 108	0	2019	21,600	21,600
Elevator - Cab Refurbishment, Bldgs. 402,40..	0	2019	24,000	24,000
Elevator - Cab Refurbishment, Bldgs. 501,50..	0	2019	24,000	24,000
Patio - Furniture (1bdrm), Bldgs. 402,404,40..	0	2019	43,200	43,200
Patio - Furniture (1bdrm), Bldgs. 501,502,50..	0	2019	46,800	46,800
Patio - Furniture (2bdrm), Bldgs. 402,404,40..	0	2019	46,800	46,800
Patio - Furniture (2bdrm), Bldgs. 501,502,50..	0	2019	46,800	46,800
Unit - Furniture, Soft Goods (2bdrm), Bldg. ..	0	2019	61,200	61,200
Unit - Interior Paint (1bdrm), Bldgs. 501,502..	0	2019	67,200	67,200
Buildings - Exterior, Door, Bldgs. 501, 502, ..	0	2019	68,160	68,160
Unit - Furniture, Soft Goods (1bdrm), Bldgs...	0	2019	71,400	71,400
Unit - Window Treatments (1bdrm), Bldgs. 5..	0	2019	75,600	75,600
Buildings - Exterior, Lightng, Bldgs. 402,40..	0	2019	76,800	76,800
Unit - Interior Paint (1bdrm), Bldgs. 402,404..	0	2019	76,800	76,800
Unit - Carpet, (2bdrm), Bldg., 108	0	2019	79,200	79,200
Unit - Interior Paint (2bdrm), Bldg. 108	0	2019	79,200	79,200
Unit - Window Treatments (2bdrm), Bldg., 1..	0	2019	79,200	79,200
Unit - Bed Sets (2bdrm), Bldg., 108	0	2019	86,400	86,400
Unit - Carpet, (1bdrm), Bldgs. 402,404,406 ..	0	2019	86,400	86,400
Unit - Window Treatments (1bdrm), Bldgs. 4..	0	2019	86,400	86,400
Unit - Carpet, (1bdrm), Bldgs. 501, 502, 503..	0	2019	93,600	93,600
Unit - Furniture, Soft Goods (2bdrm), Bldgs...	0	2019	122,400	122,400
Unit - Soft Goods (1bdrm), Bldgs. 402,404,4..	0	2019	129,600	129,600
Unit - Appliances (2bdrm), Bldg. 108	0	2019	158,400	158,400
Unit - Carpet, (2bdrm), Bldgs. 402,404,406 ..	0	2019	158,400	158,400
Unit - Interior Paint (2bdrm), Bldgs. 402,404..	0	2019	158,400	158,400
Unit - Window Treatments (2bdrm), Bldgs. 4..	0	2019	158,400	158,400
Unit - Carpet, (2bdrm), Bldgs. 501, 502, 503..	0	2019	171,600	171,600
Unit - Interior Paint (2bdrm), Bldgs. 501,502..	0	2019	171,600	171,600
Unit - Window Treatments (2bdrm), Bldgs. 5..	0	2019	171,600	171,600
Unit - Case Goods (2bdrm), Bldg. 108	0	2019	213,300	213,300
Unit - Furniture, Soft Goods (2bdrm), Bldgs...	0	2019	249,600	249,600
Unit - Appliances (1bdrm), Bldgs. 402,404,4..	0	2019	316,800	316,800
Unit - Appliances (2bdrm), Bldgs. 402,404,4..	0	2019	316,800	316,800
Unit - Appliances (1bdrm), Bldgs. 501, 502, ..	0	2019	343,200	343,200
Unit - Appliances (2bdrm), Bldgs. 501, 502, ..	0	2019	343,200	343,200
Unit - Accessories, Bldgs. 321-325	1	2020	6,000	6,000
Unit - Bed Sets (1bdrm), Bldgs. 402,404,406..	1	2020	51,840	51,840
Unit - Bed Sets (2bdrm), Bldgs. 402,404,406..	1	2020	155,520	155,520

Vacation Report Sample
MCA Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Unit - Case Goods (1bdrm), Bldgs. 402,404,..	1	2020	247,860	247,860
Unit - Case Goods (2bdrm), Bldgs. 402,404,..	1	2020	374,220	374,220
Unit - Furniture, Soft Goods, Bldgs. 321-325	2	2021	14,400	14,400
Unit - Accessories (2bdrm), Bldg., 108	2	2021	25,200	25,200
Unit - Accessories (1bdrm), Bldgs. 402,404,..	2	2021	36,000	36,000
Unit - Accessories (1bdrm), Bldgs. 501, 502,..	2	2021	39,000	39,000
Unit - Bed Sets (1bdrm), Bldgs. 501, 502, 50..	2	2021	40,320	40,320
Unit - Accessories (2bdrm), Bldgs. 402,404,..	2	2021	50,400	50,400
Unit - Accessories (2bdrm), Bldgs. 501, 502,..	2	2021	54,600	54,600
Buildings - Exterior, Lightng, Bldgs. 501,50..	2	2021	66,885	66,885
Unit - Bed Sets (2bdrm), Bldgs. 501, 502, 50..	2	2021	149,760	149,760
Unit - Case Goods (1bdrm), Bldgs. 501, 502,..	2	2021	238,680	238,680
Unit - Case Goods (2bdrm), Bldgs. 501, 502,..	2	2021	332,280	332,280
Patio/Pool - Furniture, Bldgs. 321-325	3	2022	4,000	4,000
Pool/Spa - Salt Water System, Bldgs. 321-325	3	2022	4,000	4,000
Buildings - Hot Water Heaters, 2003	4	2023	12,800	12,800
Buildings - Exterior, Lightng, Bldg. 108	4	2023	13,292	13,292
Unit - Door Locks, Bldgs. 402,404,406 & 4..	4	2023	16,000	16,000
Buildings - Boilers, 2003	4	2023	19,200	19,200
Unit - Telephones (1bdrm), Bldgs. 402,404,4..	4	2023	19,200	19,200
Fire Control Panel - Bldgs. 402,404,406 & 4..	4	2023	38,400	38,400
Unit - TV (1bdrm), Bldgs. 402,404,406 & 408	4	2023	38,400	38,400
Unit - Telephones (2bdrm), Bldgs. 402,404,4..	4	2023	43,200	43,200
Unit - TV (2bdrm), Bldgs. 402,404,406 & 408	4	2023	86,400	86,400
Unit - Window Treatments, Bldgs. 321-325	5	2024	5,250	5,250
Unit - Artwork, Bldgs. 321-325	5	2024	6,562	6,562
Unit - Interior Paint, Bldgs. 321-325	5	2024	6,750	6,750
Unit - Carpet, Bldgs. 321-325	5	2024	16,669	16,669
Unit - Artwork (1bdrm), Bldgs. 402,404,406..	6	2025	7,200	7,200
Unit - Artwork (2bdrm), Bldg. 108	6	2025	7,200	7,200
Unit - Artwork (1bdrm), Bldgs. 501, 502, 50..	6	2025	7,800	7,800
Unit - Artwork (2bdrm), Bldgs. 402,404,406..	6	2025	14,400	14,400
Unit - Artwork (2bdrm), Bldgs. 501, 502, 50..	6	2025	15,600	15,600
Unit - Bed Sets, Bldgs. 321-325	7	2026	5,400	5,400
Unit - Appliances, Bldgs. 321-325	7	2026	9,900	9,900
Unit - Door Locks, Bldgs. 501,502,503 & 5..	7	2026	13,000	13,000
Unit - Telephones (1bdrm), Bldgs. 501, 502, ..	7	2026	13,650	13,650
Unit - Case Goods, Bldgs. 321-325	7	2026	17,850	17,850
Buildings - Hot Water Heaters, 2006	7	2026	20,800	20,800
Unit - TV (1bdrm), Bldgs. 501, 502, 503 & ..	7	2026	27,300	27,300

Vacation Report Sample
MCA Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Buildings - Boilers, 2006	7	2026	31,200	31,200
Fire Control Panel - Bldgs. 501,502,503 & 5..	7	2026	31,200	31,200
Unit - Telephones (2bdm), Bldgs. 501, 502, ..	7	2026	38,025	38,025
Buildings - Exterior, Door, Bldgs. 402,404,4..	7	2026	39,520	39,520
Unit - TV (2bdm), Bldgs. 501, 502, 503 & ..	7	2026	76,050	76,050
Pool/Spa - Deck, Resurfacing, Bldgs. 321-325	9	2028	2,750	2,750
Buildings - Hot Water Heaters, 2008	9	2028	4,400	4,400
Pool/Spa - Screens, Bldgs. 321-325	9	2028	4,750	4,750
Unit - Door Locks, Bldg. 108	9	2028	5,500	5,500
Buildings - Boilers, 2008	9	2028	6,600	6,600
Fire Control Panel - Bldg. 108	9	2028	6,600	6,600
Buildings - Exterior, Door, Bldg. 108	9	2028	7,392	7,392
Unit - Telephones (2bdm), Bldg. 108	9	2028	14,850	14,850
Buildings - Railing, Bldg. 108	9	2028	23,840	23,840
Unit - TV (2bdm), Bldg. 108	9	2028	29,700	29,700
Buildings - Exterior, Paint, All Bldgs.	9	2028	46,000	46,000
Buildings - Railing, Bldgs. 402,404,406 & 408	9	2028	111,680	111,680
Buildings - Railing, Bldgs. 501, 502, 503 & 5..	9	2028	* 75,042	116,320
Unit - Wall, Ceramic Tile,(1bdm), Bldgs. 40..	14	2033		15,206
Unit - Kitchen Sinks, (1bdm), Bldgs. 402,40..	14	2033		18,432
Buildings - Gutters & Downspouts, Bldgs. 5..	14	2033		27,520
Unit - Kitchen Sinks, (2bdm), Bldgs. 402,40..	14	2033		27,648
Unit - Wall, Ceramic Tile,(2bdm), Bldgs. 40..	14	2033		31,104
Unit - Plumbing Fixtures (1bdm), Bldgs. 40..	14	2033		38,912
Buildings - Stairways, Bldgs. 402,404,406 &..	14	2033		76,800
Unit - HVAC, (Split System) (1bdm), Bldgs..	14	2033		89,600
Elevator - Major Repairs, Bldgs. 402,404,40..	14	2033		106,667
Unit - Ceramic Tile,(1bdm), Bldgs. 402,404,..	14	2033		132,710
Unit - HVAC, (Split System) (2bdm), Bldgs..	14	2033		134,400
Roofs - Asphalt Shingle, Bldgs., 402,404,40..	14	2033		136,128
Unit - Ceramic Tile,(2bdm), Bldgs. 402,404,..	14	2033		147,917
Unit - Plumbing Fixtures (2bdm), Bldgs. 40..	14	2033		162,816
Unit - Cabinet/Counter Top, (1bdm), Bldgs...	14	2033		301,440
Unit - Cabinet/Counter Top, (2bdm), Bldgs...	14	2033		607,680
Spa - Resurfacing, Bldgs. 321-325	15	2034		2,500
Pool/Spa - Filter/Heater, Bldgs. 321-325	15	2034		3,500
Pool - Resurfacing, Bldgs. 321-325	15	2034		6,000
Unit - Door Locks, Bldgs. 321-325	17	2036		150
Unit - Telephones, Bldgs. 321-325	17	2036		675
Buildings - Hot Water Heaters, Bldgs. 321-3..	17	2036		1,350

Vacation Report Sample
MCA Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Unit - HVAC, (Split System), Bldgs. 321-325	17	2036		2,625
Unit - TV, Bldgs. 321-325	17	2036		2,700
Unit - Wall, Ceramic Tile,(1bdm), Bldgs. 50..	17	2036		10,811
Unit - Kitchen Sinks, (1bdm), Bldgs. 501, 5..	17	2036		13,104
Buildings - Gutters & Downspouts, Bldgs. 4..	17	2036		20,800
Unit - Kitchen Sinks, (2bdm), Bldgs. 501, 5..	17	2036		24,336
Unit - Plumbing Fixtures (1bdm), Bldgs. 50..	17	2036		27,664
Unit - Wall, Ceramic Tile,(2bdm), Bldgs. 50..	17	2036		60,232
Buildings - Stairways, Bldgs. 501,502,503 &..	17	2036		62,400
Unit - HVAC, (Split System) (1bdm), Bldgs..	17	2036		63,700
Elevator - Major Repairs, Bldgs. 501,502,50..	17	2036		86,667
Unit - Ceramic Tile,(1bdm), Bldgs. 501, 502..	17	2036		89,232
Roofs - Asphalt Shingle, Bldgs., 501,502,50..	17	2036		110,604
Unit - HVAC, (Split System) (2bdm), Bldgs..	17	2036		118,300
Unit - Plumbing Fixtures (2bdm), Bldgs. 50..	17	2036		120,328
Unit - Ceramic Tile,(2bdm), Bldgs. 501, 502..	17	2036		125,330
Unit - Cabinet/Counter Top, (1bdm), Bldgs...	17	2036		221,390
Unit - Cabinet/Counter Top, (2bdm), Bldgs...	17	2036		346,450
Buildings - Hot Water Heaters, 2018	19	2038		800
Buildings - Boilers, 2018	19	2038		1,200
Buildings - Gutters & Downspouts, Bldg. 108	19	2038		2,042
Unit - Kitchen Sinks, (2bdm), Bldg. 108	19	2038		9,504
Unit - Wall, Ceramic Tile,(2bdm), Bldg., 108	19	2038		15,682
Elevator - Modernization, Bldg. 108	19	2038		18,333
Buildings - Stairways, Bldg. 108	19	2038		26,400
Roofs - Asphalt Shingle, Bldg. 108	19	2038		29,931
Unit - Ceramic Tile,(2bdm), Bldg. 108	19	2038		42,134
Unit - HVAC, (Split System) (2bdm), Bldg.,...	19	2038		46,200
Unit - Plumbing Fixtures (2bdm), Bldg. 108	19	2038		55,968
Unit - Cabinet/Counter Top, (2bdm), Bldg. ..	19	2038		146,850
Buildings - Gutters & Downspouts, Bldgs. 3..	27	2046		588
Buildings - Exterior, Door, Door, Bldgs. 321..	27	2046		1,200
Roofs - Clay Tile, Bldgs. 321-325	27	2046		1,407
Unit - Ceramic Tile, Bldgs. 321-325	27	2046		2,124
Unit - Wall, Ceramic Tile, Bldgs. 321-325	27	2046		2,160
Unit - Plumbing Fixtures, Bldgs. 321-325	27	2046		3,660
Unit - Cabinet/Counter Top, Bldgs. 321-325	27	2046		12,325

Vacation Report Sample
MCA Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Total Asset Summary			<u>\$7,458,347</u>	<u>\$11,493,961</u>
Contingency at 1.00%			<u>\$75,337</u>	<u>\$116,101</u>
Summary Total			\$7,533,684	\$11,610,061

Percent Fully Funded	65%
Current Average Liability per Unit (Total Units: 281)	-\$14,507

'' Indicates Partially Funded*

**Vacation Report Sample
MCA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2019	
Buildings - Exterior, Door, Bldgs. 501, 502, 503 & 504	68,160
Buildings - Exterior, Lightng, Bldgs. 402,404,406 & 408	76,800
Elevator - Cab Refurbishment, Bldgs. 402,404,406 & 408	24,000
Elevator - Cab Refurbishment, Bldgs. 501,502,503 & 504	24,000
Elevator - Cab, Bldgs. 108	6,000
Patio - Furniture (1bdrm), Bldgs. 402,404,406 & 408	43,200
Patio - Furniture (1bdrm), Bldgs. 501,502,503 & 504	46,800
Patio - Furniture (2bdrm), Bldg., 108	21,600
Patio - Furniture (2bdrm), Bldgs. 402,404,406 & 408	46,800
Patio - Furniture (2bdrm), Bldgs. 501,502,503 & 504	46,800
Unit - Appliances (1bdrm), Bldgs. 402,404,406 & 408	316,800
Unit - Appliances (1bdrm), Bldgs. 501, 502, 503 & 504	343,200
Unit - Appliances (2bdrm), Bldg. 108	158,400
Unit - Appliances (2bdrm), Bldgs. 402,404,406 & 408	316,800
Unit - Appliances (2bdrm), Bldgs. 501, 502, 503 & 504	343,200
Unit - Bed Sets (2bdrm), Bldg., 108	86,400
Unit - Carpet, (1bdrm), Bldgs. 402,404,406 & 408	86,400
Unit - Carpet, (1bdrm), Bldgs. 501, 502, 503 & 504	93,600
Unit - Carpet, (2bdrm), Bldg., 108	79,200
Unit - Carpet, (2bdrm), Bldgs. 402,404,406 & 408	158,400
Unit - Carpet, (2bdrm), Bldgs. 501, 502, 503 & 504	171,600
Unit - Case Goods (2bdrm), Bldg. 108	213,300
Unit - Furniture, Soft Goods (1bdrm), Bldgs. 501, 502, 503 & 504	71,400
Unit - Furniture, Soft Goods (2bdrm), Bldg. 108	61,200
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 402,404,406 & 408	122,400
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 501, 502, 503 & 504	249,600
Unit - Interior Paint (1bdrm), Bldgs. 402,404,406 & 408	76,800
Unit - Interior Paint (1bdrm), Bldgs. 501,502,503 & 504	67,200
Unit - Interior Paint (2bdrm), Bldg. 108	79,200
Unit - Interior Paint (2bdrm), Bldgs. 402,404,406 & 408	158,400
Unit - Interior Paint (2bdrm), Bldgs. 501,502,503 & 504	171,600
Unit - Soft Goods (1bdrm), Bldgs. 402,404,406 & 408	129,600
Unit - Window Treatments (1bdrm), Bldgs. 402,404,406 & 408	86,400
Unit - Window Treatments (1bdrm), Bldgs. 501, 502, 503 & 504	75,600
Unit - Window Treatments (2bdrm), Bldg., 108	79,200
Unit - Window Treatments (2bdrm), Bldgs. 402,404,406 & 408	158,400
Unit - Window Treatments (2bdrm), Bldgs. 501, 502, 503 & 504	171,600
Total for 2019	\$4,530,060

**Vacation Report Sample
MCA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2020	
Unit - Accessories, Bldgs. 321-325	8,160
Unit - Bed Sets (1bdrm), Bldgs. 402,404,406 & 408	58,752
Unit - Bed Sets (2bdrm), Bldgs. 402,404,406 & 408	176,256
Unit - Case Goods (1bdrm), Bldgs. 402,404,406 & 408	280,908
Unit - Case Goods (2bdrm), Bldgs. 402,404,406 & 408	424,116
Total for 2020	\$948,192
Replacement Year 2021	
Buildings - Exterior, Lightng, Bldgs. 501,502,503 & 504	80,293
Unit - Accessories (1bdrm), Bldgs. 402,404,406 & 408	74,909
Unit - Accessories (1bdrm), Bldgs. 501, 502, 503 & 504	81,151
Unit - Accessories (2bdrm), Bldg., 108	52,436
Unit - Accessories (2bdrm), Bldgs. 402,404,406 & 408	104,872
Unit - Accessories (2bdrm), Bldgs. 501, 502, 503 & 504	113,612
Unit - Bed Sets (1bdrm), Bldgs. 501, 502, 503 & 504	52,436
Unit - Bed Sets (2bdrm), Bldgs. 501, 502, 503 & 504	194,763
Unit - Case Goods (1bdrm), Bldgs. 501, 502, 503 & 504	310,403
Unit - Case Goods (2bdrm), Bldgs. 501, 502, 503 & 504	432,130
Unit - Furniture, Soft Goods, Bldgs. 321-325	24,970
Total for 2021	\$1,521,975
Replacement Year 2022	
Patio/Pool - Furniture, Bldgs. 321-325	8,490
Pool/Spa - Salt Water System, Bldgs. 321-325	8,490
Total for 2022	\$16,979
Replacement Year 2023	
Buildings - Boilers, 2003	25,978
Buildings - Exterior, Lightng, Bldg. 108	19,619
Buildings - Hot Water Heaters, 2003	17,319
Fire Control Panel - Bldgs. 402,404,406 & 408	51,957
Unit - Door Locks, Bldgs. 402,404,406 & 408	21,649
Unit - Telephones (1bdrm), Bldgs. 402,404,406 & 408	25,978
Unit - Telephones (2bdrm), Bldgs. 402,404,406 & 408	58,451
Unit - TV (1bdrm), Bldgs. 402,404,406 & 408	51,957
Unit - TV (2bdrm), Bldgs. 402,404,406 & 408	116,903
Total for 2023	\$389,811

**Vacation Report Sample
MCA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2024	
Unit - Accessories, Bldgs. 321-325	8,833
Unit - Artwork, Bldgs. 321-325	19,321
Unit - Carpet, Bldgs. 321-325	49,076
Unit - Furniture, Soft Goods (1bdrm), Bldgs. 501, 502, 503 & 504	78,831
Unit - Furniture, Soft Goods (2bdrm), Bldg. 108	67,570
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 402,404,406 & 408	135,139
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 501, 502, 503 & 504	275,579
Unit - Interior Paint, Bldgs. 321-325	19,873
Unit - Soft Goods (1bdrm), Bldgs. 402,404,406 & 408	143,089
Unit - Window Treatments, Bldgs. 321-325	15,457
Total for 2024	\$812,769
Replacement Year 2025	
Patio - Furniture (1bdrm), Bldgs. 402,404,406 & 408	48,650
Patio - Furniture (1bdrm), Bldgs. 501,502,503 & 504	52,704
Patio - Furniture (2bdrm), Bldg., 108	24,325
Patio - Furniture (2bdrm), Bldgs. 402,404,406 & 408	52,704
Patio - Furniture (2bdrm), Bldgs. 501,502,503 & 504	52,704
Unit - Accessories (1bdrm), Bldgs. 402,404,406 & 408	81,084
Unit - Accessories (1bdrm), Bldgs. 501, 502, 503 & 504	87,841
Unit - Accessories (2bdrm), Bldg., 108	56,759
Unit - Accessories (2bdrm), Bldgs. 402,404,406 & 408	113,517
Unit - Accessories (2bdrm), Bldgs. 501, 502, 503 & 504	122,977
Unit - Artwork (1bdrm), Bldgs. 402,404,406 & 408	32,433
Unit - Artwork (1bdrm), Bldgs. 501, 502, 503 & 504	35,136
Unit - Artwork (2bdrm), Bldg. 108	32,433
Unit - Artwork (2bdrm), Bldgs. 402,404,406 & 408	64,867
Unit - Artwork (2bdrm), Bldgs. 501, 502, 503 & 504	70,273
Total for 2025	\$928,408
Replacement Year 2026	
Buildings - Boilers, 2006	55,137
Buildings - Exterior, Door, Bldgs. 402,404,406 & 408	69,840
Buildings - Hot Water Heaters, 2006	36,758
Fire Control Panel - Bldgs. 501,502,503 & 504	55,137
Unit - Appliances, Bldgs. 321-325	37,907
Unit - Bed Sets, Bldgs. 321-325	20,676
Unit - Case Goods, Bldgs. 321-325	68,347

**Vacation Report Sample
MCA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2026 continued...</i>	
Unit - Door Locks, Bldgs. 501,502,503 & 504	22,974
Unit - Furniture, Soft Goods, Bldgs. 321-325	27,568
Unit - Telephones (1bdm), Bldgs. 501, 502, 503 & 504	24,122
Unit - Telephones (2bdm), Bldgs. 501, 502, 503 & 504	67,198
Unit - TV (1bdm), Bldgs. 501, 502, 503 & 504	48,245
Unit - TV (2bdm), Bldgs. 501, 502, 503 & 504	134,396
Total for 2026	<u>\$668,305</u>
Replacement Year 2027	
Unit - Carpet, (1bdm), Bldgs. 402,404,406 & 408	101,231
Unit - Carpet, (1bdm), Bldgs. 501, 502, 503 & 504	109,667
Unit - Carpet, (2bdm), Bldg., 108	92,795
Unit - Carpet, (2bdm), Bldgs. 402,404,406 & 408	185,591
Unit - Carpet, (2bdm), Bldgs. 501, 502, 503 & 504	201,057
Unit - Interior Paint (1bdm), Bldgs. 402,404,406 & 408	89,983
Unit - Interior Paint (1bdm), Bldgs. 501,502,503 & 504	78,736
Unit - Interior Paint (2bdm), Bldg. 108	92,795
Unit - Interior Paint (2bdm), Bldgs. 402,404,406 & 408	185,591
Unit - Interior Paint (2bdm), Bldgs. 501,502,503 & 504	201,057
Unit - Window Treatments (1bdm), Bldgs. 402,404,406 & 408	101,231
Unit - Window Treatments (1bdm), Bldgs. 501, 502, 503 & 504	88,577
Unit - Window Treatments (2bdm), Bldg., 108	92,795
Unit - Window Treatments (2bdm), Bldgs. 402,404,406 & 408	185,591
Unit - Window Treatments (2bdm), Bldgs. 501, 502, 503 & 504	201,057
Total for 2027	<u>\$2,007,756</u>
Replacement Year 2028	
Buildings - Boilers, 2008	14,341
Buildings - Exterior, Door, Bldg. 108	16,062
Buildings - Exterior, Paint, All Bldgs.	549,743
Buildings - Hot Water Heaters, 2008	9,561
Buildings - Railing, Bldg. 108	44,517
Buildings - Railing, Bldgs. 402,404,406 & 408	208,544
Buildings - Railing, Bldgs. 501, 502, 503 & 504	217,208
Fire Control Panel - Bldg. 108	14,341
Patio/Pool - Furniture, Bldgs. 321-325	9,561
Pool/Spa - Deck, Resurfacing, Bldgs. 321-325	13,146
Pool/Spa - Salt Water System, Bldgs. 321-325	9,561

**Vacation Report Sample
MCA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2028 continued...</i>	
Pool/Spa - Screens, Bldgs. 321-325	22,707
Unit - Accessories, Bldgs. 321-325	9,561
Unit - Door Locks, Bldg. 108	11,951
Unit - Telephones (2bdrm), Bldg. 108	32,267
Unit - TV (2bdrm), Bldg. 108	64,535
Total for 2028	\$1,247,605
 Replacement Year 2029	
Elevator - Cab Refurbishment, Bldgs. 402,404,406 & 408	29,256
Elevator - Cab Refurbishment, Bldgs. 501,502,503 & 504	29,256
Elevator - Cab, Bldgs. 108	7,314
Unit - Accessories (1bdrm), Bldgs. 402,404,406 & 408	87,768
Unit - Accessories (1bdrm), Bldgs. 501, 502, 503 & 504	95,082
Unit - Accessories (2bdrm), Bldg., 108	61,437
Unit - Accessories (2bdrm), Bldgs. 402,404,406 & 408	122,875
Unit - Accessories (2bdrm), Bldgs. 501, 502, 503 & 504	133,114
Unit - Appliances (1bdrm), Bldgs. 402,404,406 & 408	386,177
Unit - Appliances (1bdrm), Bldgs. 501, 502, 503 & 504	418,359
Unit - Appliances (2bdrm), Bldg. 108	193,089
Unit - Appliances (2bdrm), Bldgs. 402,404,406 & 408	386,177
Unit - Appliances (2bdrm), Bldgs. 501, 502, 503 & 504	418,359
Unit - Bed Sets (2bdrm), Bldg., 108	105,321
Unit - Case Goods (2bdrm), Bldg. 108	260,012
Unit - Furniture, Soft Goods (1bdrm), Bldgs. 501, 502, 503 & 504	87,036
Unit - Furniture, Soft Goods (2bdrm), Bldg. 108	74,602
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 402,404,406 & 408	149,205
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 501, 502, 503 & 504	304,261
Unit - Soft Goods (1bdrm), Bldgs. 402,404,406 & 408	157,982
Total for 2029	\$3,506,681
 Replacement Year 2030	
Unit - Bed Sets (1bdrm), Bldgs. 402,404,406 & 408	71,618
Unit - Bed Sets (2bdrm), Bldgs. 402,404,406 & 408	214,855
Unit - Case Goods (1bdrm), Bldgs. 402,404,406 & 408	342,425
Unit - Case Goods (2bdrm), Bldgs. 402,404,406 & 408	516,995
Total for 2030	\$1,145,894
 Replacement Year 2031	
Patio - Furniture (1bdrm), Bldgs. 402,404,406 & 408	54,788

**Vacation Report Sample
MCA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2031 continued...</i>	
Patio - Furniture (1bdrm), Bldgs. 501,502,503 & 504	59,354
Patio - Furniture (2bdrm), Bldg., 108	27,394
Patio - Furniture (2bdrm), Bldgs. 402,404,406 & 408	59,354
Patio - Furniture (2bdrm), Bldgs. 501,502,503 & 504	59,354
Unit - Bed Sets (1bdrm), Bldgs. 501, 502, 503 & 504	63,919
Unit - Bed Sets (2bdrm), Bldgs. 501, 502, 503 & 504	237,415
Unit - Case Goods (1bdrm), Bldgs. 501, 502, 503 & 504	378,380
Unit - Case Goods (2bdrm), Bldgs. 501, 502, 503 & 504	526,764
Unit - Furniture, Soft Goods, Bldgs. 321-325	30,438
Total for 2031	\$1,497,159
 Replacement Year 2032	
Unit - Accessories, Bldgs. 321-325	10,349
Unit - Artwork, Bldgs. 321-325	22,638
Unit - Carpet, Bldgs. 321-325	57,501
Unit - Interior Paint, Bldgs. 321-325	23,285
Unit - Window Treatments, Bldgs. 321-325	18,110
Total for 2032	\$131,883
 Replacement Year 2033	
Buildings - Gutters & Downspouts, Bldgs. 501,502,503 & 504	68,085
Buildings - Stairways, Bldgs. 402,404,406 & 408	190,005
Elevator - Major Repairs, Bldgs. 402,404,406 & 408	263,896
Roofs - Asphalt Shingle, Bldgs., 402,404,406 & 408	336,784
Unit - Accessories (1bdrm), Bldgs. 402,404,406 & 408	95,002
Unit - Accessories (1bdrm), Bldgs. 501, 502, 503 & 504	102,919
Unit - Accessories (2bdrm), Bldg., 108	66,502
Unit - Accessories (2bdrm), Bldgs. 402,404,406 & 408	133,003
Unit - Accessories (2bdrm), Bldgs. 501, 502, 503 & 504	144,087
Unit - Artwork (1bdrm), Bldgs. 402,404,406 & 408	38,001
Unit - Artwork (1bdrm), Bldgs. 501, 502, 503 & 504	41,168
Unit - Artwork (2bdrm), Bldg. 108	38,001
Unit - Artwork (2bdrm), Bldgs. 402,404,406 & 408	76,002
Unit - Artwork (2bdrm), Bldgs. 501, 502, 503 & 504	82,335
Unit - Cabinet/Counter Top, (1bdrm), Bldgs. 402,404,406 & 408	745,769
Unit - Cabinet/Counter Top, (2bdrm), Bldgs. 402,404,406 & 408	1,503,414
Unit - Ceramic Tile,(1bdrm), Bldgs. 402,404,406 & 408	328,329
Unit - Ceramic Tile,(2bdrm), Bldgs. 402,404,406 & 408	365,950

**Vacation Report Sample
MCA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
Unit - HVAC, (Split System) (1bdrm), Bldgs. 402,404,406 & 408	221,672
Unit - HVAC, (Split System) (2bdrm), Bldgs. 402,404,406 & 408	332,509
Unit - Kitchen Sinks, (1bdrm), Bldgs. 402,404,406 & 408	45,601
Unit - Kitchen Sinks, (2bdrm), Bldgs. 402,404,406 & 408	68,402
Unit - Plumbing Fixtures (1bdrm), Bldgs. 402,404,406 & 408	96,269
Unit - Plumbing Fixtures (2bdrm), Bldgs. 402,404,406 & 408	402,810
Unit - Wall, Ceramic Tile,(1bdrm), Bldgs. 402,404,406 & 408	37,621
Unit - Wall, Ceramic Tile,(2bdrm), Bldgs. 402,404,406 & 408	76,952
Total for 2033	\$5,901,089
Replacement Year 2034	
Buildings - Exterior, Lightng, Bldgs. 402,404,406 & 408	103,363
Patio/Pool - Furniture, Bldgs. 321-325	10,767
Pool - Resurfacing, Bldgs. 321-325	48,451
Pool/Spa - Filter/Heater, Bldgs. 321-325	28,263
Pool/Spa - Salt Water System, Bldgs. 321-325	10,767
Spa - Resurfacing, Bldgs. 321-325	20,188
Unit - Furniture, Soft Goods (1bdrm), Bldgs. 501, 502, 503 & 504	96,095
Unit - Furniture, Soft Goods (2bdrm), Bldg. 108	82,367
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 402,404,406 & 408	164,734
Unit - Furniture, Soft Goods (2bdrm), Bldgs. 501, 502, 503 & 504	335,929
Unit - Soft Goods (1bdrm), Bldgs. 402,404,406 & 408	174,425
Total for 2034	\$1,075,349
Replacement Year 2035	
Unit - Carpet, (1bdrm), Bldgs. 402,404,406 & 408	118,609
Unit - Carpet, (1bdrm), Bldgs. 501, 502, 503 & 504	128,493
Unit - Carpet, (2bdrm), Bldg., 108	108,725
Unit - Carpet, (2bdrm), Bldgs. 402,404,406 & 408	217,449
Unit - Carpet, (2bdrm), Bldgs. 501, 502, 503 & 504	235,570
Unit - Interior Paint (1bdrm), Bldgs. 402,404,406 & 408	105,430
Unit - Interior Paint (1bdrm), Bldgs. 501,502,503 & 504	92,251
Unit - Interior Paint (2bdrm), Bldg. 108	108,725
Unit - Interior Paint (2bdrm), Bldgs. 402,404,406 & 408	217,449
Unit - Interior Paint (2bdrm), Bldgs. 501,502,503 & 504	235,570
Unit - Window Treatments (1bdrm), Bldgs. 402,404,406 & 408	118,609
Unit - Window Treatments (1bdrm), Bldgs. 501, 502, 503 & 504	103,783
Unit - Window Treatments (2bdrm), Bldg., 108	108,725

**Vacation Report Sample
MCA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2035 continued...</i>	
Unit - Window Treatments (2bdrm), Bldgs. 402,404,406 & 408	217,449
Unit - Window Treatments (2bdrm), Bldgs. 501, 502, 503 & 504	235,570
Total for 2035	\$2,352,406
Replacement Year 2036	
Buildings - Exterior, Lightng, Bldgs. 501,502,503 & 504	108,064
Buildings - Gutters & Downspouts, Bldgs. 402,404,406 & 408	67,212
Buildings - Hot Water Heaters, Bldgs. 321-325	12,602
Buildings - Stairways, Bldgs. 501,502,503 & 504	201,635
Elevator - Major Repairs, Bldgs. 501,502,503 & 504	280,048
Roofs - Asphalt Shingle, Bldgs., 501,502,503 & 504	357,398
Unit - Accessories, Bldgs. 321-325	11,202
Unit - Appliances, Bldgs. 321-325	46,208
Unit - Bed Sets, Bldgs. 321-325	25,204
Unit - Cabinet/Counter Top, (1bdrm), Bldgs. 501, 502, 503 & 504	715,383
Unit - Cabinet/Counter Top, (2bdrm), Bldgs. 501, 502, 503 & 504	1,119,493
Unit - Case Goods, Bldgs. 321-325	83,314
Unit - Ceramic Tile,(1bdrm), Bldgs. 501, 502, 503 & 504	288,338
Unit - Ceramic Tile,(2bdrm), Bldgs. 501, 502, 503 & 504	404,983
Unit - Door Locks, Bldgs. 321-325	1,400
Unit - Furniture, Soft Goods, Bldgs. 321-325	33,606
Unit - HVAC, (Split System) (1bdrm), Bldgs. 501, 502, 503 & 504	205,835
Unit - HVAC, (Split System) (2bdrm), Bldgs. 501, 502, 503 & 504	382,266
Unit - HVAC, (Split System), Bldgs. 321-325	24,504
Unit - Kitchen Sinks, (1bdrm), Bldgs. 501, 502, 503 & 504	42,343
Unit - Kitchen Sinks, (2bdrm), Bldgs. 501, 502, 503 & 504	78,638
Unit - Plumbing Fixtures (1bdrm), Bldgs. 501, 502, 503 & 504	89,391
Unit - Plumbing Fixtures (2bdrm), Bldgs. 501, 502, 503 & 504	388,819
Unit - Telephones, Bldgs. 321-325	6,301
Unit - TV, Bldgs. 321-325	25,204
Unit - Wall, Ceramic Tile,(1bdrm), Bldgs. 501, 502, 503 & 504	34,933
Unit - Wall, Ceramic Tile,(2bdrm), Bldgs. 501, 502, 503 & 504	194,628
Total for 2036	\$5,228,954
Replacement Year 2037	
Patio - Furniture (1bdrm), Bldgs. 402,404,406 & 408	61,700
Patio - Furniture (1bdrm), Bldgs. 501,502,503 & 504	66,842
Patio - Furniture (2bdrm), Bldg., 108	30,850

**Vacation Report Sample
MCA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2037 continued...</i>	
Patio - Furniture (2bdrm), Bldgs. 402,404,406 & 408	66,842
Patio - Furniture (2bdrm), Bldgs. 501,502,503 & 504	66,842
Unit - Accessories (1bdrm), Bldgs. 402,404,406 & 408	102,834
Unit - Accessories (1bdrm), Bldgs. 501, 502, 503 & 504	111,403
Unit - Accessories (2bdrm), Bldg., 108	71,984
Unit - Accessories (2bdrm), Bldgs. 402,404,406 & 408	143,967
Unit - Accessories (2bdrm), Bldgs. 501, 502, 503 & 504	155,964
Total for 2037	<u>\$879,228</u>
Replacement Year 2038	
Buildings - Boilers, 2018	34,963
Buildings - Exterior, Lightng, Bldg. 108	26,405
Buildings - Exterior, Paint, All Bldgs.	670,133
Buildings - Gutters & Downspouts, Bldg. 108	8,112
Buildings - Hot Water Heaters, 2018	23,309
Buildings - Stairways, Bldg. 108	104,890
Elevator - Modernization, Bldg. 108	72,841
Roofs - Asphalt Shingle, Bldg. 108	118,919
Unit - Cabinet/Counter Top, (2bdrm), Bldg. 108	583,453
Unit - Ceramic Tile,(2bdrm), Bldg. 108	167,405
Unit - HVAC, (Split System) (2bdrm), Bldg., 108	183,558
Unit - Kitchen Sinks, (2bdrm), Bldg. 108	37,761
Unit - Plumbing Fixtures (2bdrm), Bldg. 108	222,368
Unit - Wall, Ceramic Tile,(2bdrm), Bldg., 108	62,305
Total for 2038	<u>\$2,316,422</u>

**Vacation Report Sample
MCA Detail Report by Category**

Roofs - Asphalt Shingle, Bldg. 108 - 2038

Asset ID	1239	1 Total	@ \$81,630.00
		Asset Cost	\$81,630.00
		Percent Replacement	100%
	Roofing	Future Cost	\$118,919.50
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2038	Annual Assessment	\$4,966.62
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$4,966.62
18,140 - sq.ft. of asphalt roofing		@ \$4.50 =	<u>\$81,630.00</u>
		Total =	\$81,630.00

Roofs - Asphalt Shingle, Bldgs., 402,404,406 & 408 - 2033

Asset ID	1240	1 Total	@ \$255,240.00
		Asset Cost	\$255,240.00
		Percent Replacement	100%
	Roofing	Future Cost	\$336,783.76
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$19,089.07
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$19,089.07
4 - roofs (14,180sq.ft. each)		@\$63,810.00 =	<u>\$255,240.00</u>
		Total =	\$255,240.00

Roofs - Asphalt Shingle, Bldgs., 501,502,503 & 504 - 2036

Asset ID	1241	1 Total	@ \$255,240.00
		Asset Cost	\$255,240.00
		Percent Replacement	100%
	Roofing	Future Cost	\$357,397.62
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$16,682.63
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$16,682.63
4 - roofs (14,180sq.ft. each)		@\$63,810.00 =	<u>\$255,240.00</u>

Vacation Report Sample
MCA Detail Report by Category

Roofs - Asphalt Shingle, Bldgs., 501,502,503 & 504 continued...

Total = \$255,240.00

Roofs - Clay Tile, Bldgs. 321-325 - 2046			
Asset ID	1292	1 Total	@ \$14,070.00
		Asset Cost	\$14,070.00
		Percent Replacement	100%
	Roofing	Future Cost	\$24,015.89
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	10		
Adjustment	20	Annual Assessment	\$705.82
Replacement Year	2046	Interest Contribution	<u>\$0.00</u>
Remaining Life	27	Reserve Allocation	\$705.82

This line item is set up as a repair/area replacement funding line. It is not for the complete replacement of the cement tile roofs. Cement tile roofs should last between 75-100yrs with proper installation, maintenance, and needed repairs.

The useful life cycle is based on a 10yrs cycle. The first cycle has a 20yr remaining life adjustment. It is estimated that needed repairs and/or area replacements should be minimal during the first 30yrs.

Roofing - Total Current Cost	\$606,180
Assigned Reserves	\$0
Fully Funded Reserves	\$278,070

Vacation Report Sample
MCA Detail Report by Category

Buildings - Exterior, Paint, All Bldgs. - 2028

Asset ID	1174	1 Total	@ \$460,000.00
		Asset Cost	\$460,000.00
		Percent Replacement	100%
	Painting	Future Cost	\$549,742.58
Placed in Service	January 2018	Assigned Reserves	\$46,000.00
Useful Life	10		
Replacement Year	2028	Annual Assessment	\$44,414.82
Remaining Life	9	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$44,414.82

Unit - Interior Paint (1bdm), Bldgs. 402,404,406 & 408 - 2019

Asset ID	1185	48 Units	@ \$1,600.00
		Asset Cost	\$76,800.00
		Percent Replacement	100%
	Painting	Future Cost	\$76,800.00
Placed in Service	January 2009	Assigned Reserves	\$76,800.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$8,925.54
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$8,925.54

1 - interior painting (1 unit) @ \$1,600.00 = \$1,600.00
Total = \$1,600.00

Unit - Interior Paint (1bdm), Bldgs. 501,502,503 & 504 - 2019

Asset ID	1119	42 Units	@ \$1,600.00
		Asset Cost	\$67,200.00
		Percent Replacement	100%
	Painting	Future Cost	\$67,200.00
Placed in Service	January 2011	Assigned Reserves	\$67,200.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$7,809.84
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$7,809.84

1 - interior painting (1 unit) @ \$1,600.00 = \$1,600.00
Total = \$1,600.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Interior Paint (2bdrm), Bldg. 108 - 2019

		36 Units	@ \$2,200.00
Asset ID	1188	Asset Cost	\$79,200.00
		Percent Replacement	100%
	Painting	Future Cost	\$79,200.00
Placed in Service	January 2008	Assigned Reserves	\$79,200.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$9,204.46
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$9,204.46

1 - interior painting (1 unit) @ \$2,200.00 = \$2,200.00
Total = \$2,200.00

Unit - Interior Paint (2bdrm), Bldgs. 402,404,406 & 408 - 2019

		72 Units	@ \$2,200.00
Asset ID	1072	Asset Cost	\$158,400.00
		Percent Replacement	100%
	Painting	Future Cost	\$158,400.00
Placed in Service	January 2009	Assigned Reserves	\$158,400.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$18,408.92
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$18,408.92

1 - interior painting (1 unit) @ \$2,200.00 = \$2,200.00
Total = \$2,200.00

Unit - Interior Paint (2bdrm), Bldgs. 501,502,503 & 504 - 2019

		78 Units	@ \$2,200.00
Asset ID	1187	Asset Cost	\$171,600.00
		Percent Replacement	100%
	Painting	Future Cost	\$171,600.00
Placed in Service	January 2011	Assigned Reserves	\$171,600.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$19,943.00
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$19,943.00

1 - interior painting (1 unit) @ \$2,200.00 = \$2,200.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Interior Paint (2bdrm), Bldgs. 501,502,503 & 504 continued...

Total = \$2,200.00

Unit - Interior Paint, Bldgs. 321-325 - 2024

		5 Units	@ \$3,600.00
Asset ID	1282	Asset Cost	\$18,000.00
		Percent Replacement	100%
	Painting	Future Cost	\$19,873.45
Placed in Service	January 2016	Assigned Reserves	\$6,750.00
Useful Life	8		
Replacement Year	2024	Annual Assessment	\$2,082.76
Remaining Life	5	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$2,082.76
1 - interior painting (1 unit)		@ \$3,600.00 =	<u>\$3,600.00</u>
		Total =	\$3,600.00

Painting - Total Current Cost	\$1,031,200
Assigned Reserves	\$605,950
Fully Funded Reserves	\$605,950

Vacation Report Sample
MCA Detail Report by Category

Buildings - Exterior, Door, Bldg. 108 - 2028

Asset ID	1180	1 Total	@ \$13,440.00
		Asset Cost	\$13,440.00
		Percent Replacement	100%
	Common Area	Future Cost	\$16,062.04
Placed in Service	January 2008	Assigned Reserves	\$7,392.00
Useful Life	20		
Replacement Year	2028	Annual Assessment	\$764.43
Remaining Life	9	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$764.43
42 - doors		@ \$320.00 =	<u>\$13,440.00</u>
		Total =	\$13,440.00

Buildings - Exterior, Door, Bldgs. 402,404,406 & 408 - 2026

Asset ID	1179	1 Total	@ \$60,800.00
		Asset Cost	\$60,800.00
		Percent Replacement	100%
	Common Area	Future Cost	\$69,840.09
Placed in Service	January 2006	Assigned Reserves	\$39,520.00
Useful Life	20		
Replacement Year	2026	Annual Assessment	\$3,437.12
Remaining Life	7	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,437.12
190 - doors		@ \$320.00 =	<u>\$60,800.00</u>
		Total =	\$60,800.00

Buildings - Exterior, Door, Bldgs. 501, 502, 503 & 504 - 2019

Asset ID	1093	1 Total	@ \$68,160.00
		Asset Cost	\$68,160.00
		Percent Replacement	100%
	Common Area	Future Cost	\$68,160.00
Placed in Service	January 1999	Assigned Reserves	\$68,160.00
Useful Life	20		
Replacement Year	2019	Annual Assessment	\$4,018.51
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$4,018.51
213 - doors		@ \$320.00 =	<u>\$68,160.00</u>

Vacation Report Sample
MCA Detail Report by Category

Buildings - Exterior, Door, Bldgs. 501, 502, 503 & 504 continued...

Total = \$68,160.00

Buildings - Exterior, Door, Door, Bldgs. 321-325 - 2046

		5 bldgs.	@ \$2,400.00
Asset ID	1274	Asset Cost	\$12,000.00
		Percent Replacement	100%
	Common Area	Future Cost	\$20,482.64
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2046	Annual Assessment	\$601.98
Remaining Life	27	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$601.98
1 - entrance door		@ \$1,200.00 =	\$1,200.00
1 - garage door*		@ 1,200.00 =	<u>1,200.00</u>
		Total =	\$2,400.00

* This includes the automatic garage door opener.

Buildings - Exterior, Lightng, Bldg. 108 - 2023

		1 Total	@ \$18,125.00
Asset ID	1184	Asset Cost	\$18,125.00
		Percent Replacement	100%
	Common Area	Future Cost	\$19,619.08
Placed in Service	January 2008	Assigned Reserves	\$13,291.67
Useful Life	15		
Replacement Year	2023	Annual Assessment	\$1,255.24
Remaining Life	4	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,255.24
65 - wall/ceiling fixtures		@ \$175.00 =	\$11,375.00
30 - EXIT signs		@ 225.00 =	<u>6,750.00</u>
		Total =	\$18,125.00

Vacation Report Sample
MCA Detail Report by Category

Buildings - Exterior, Lightng, Bldgs. 402,404,406 & 408 - 2019

		1 Total	@ \$76,800.00
Asset ID	1183	Asset Cost	\$76,800.00
		Percent Replacement	100%
	Common Area	Future Cost	\$76,800.00
Placed in Service	January 2003	Assigned Reserves	\$76,800.00
Useful Life	15		
Replacement Year	2019	Annual Assessment	\$5,468.07
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$5,468.07
408 - wall/ceiling fixtures		@ \$175.00 =	\$71,400.00
24 - EXIT signs		@ 225.00 =	<u>5,400.00</u>
		Total =	\$76,800.00

Buildings - Exterior, Lightng, Bldgs. 501,502,503 & 504 - 2021

		1 Total	@ \$77,175.00
Asset ID	1069	Asset Cost	\$77,175.00
		Percent Replacement	100%
	Common Area	Future Cost	\$80,292.87
Placed in Service	January 2006	Assigned Reserves	\$66,885.00
Useful Life	15		
Replacement Year	2021	Annual Assessment	\$5,319.75
Remaining Life	2	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$5,319.75
405 - wall/ceiling fixtures		@ \$175.00 =	\$70,875.00
28 - EXIT signs		@ 225.00 =	<u>6,300.00</u>
		Total =	\$77,175.00

**Vacation Report Sample
MCA Detail Report by Category**

Buildings - Gutters & Downspouts, Bldg. 108 - 2038

Asset ID	1176	1 Total	@ \$5,568.00
		Asset Cost	\$5,568.00
		Percent Replacement	100%
	Common Area	Future Cost	\$8,111.52
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2038	Annual Assessment	\$338.77
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$338.77
464 - lin.ft. of gutters/downspouts		@ \$12.00 =	<u>\$5,568.00</u>
		Total =	\$5,568.00

Buildings - Gutters & Downspouts, Bldgs. 321-325 - 2046

Asset ID	1275	5 bldgs.	@ \$1,176.00
		Asset Cost	\$5,880.00
		Percent Replacement	100%
	Common Area	Future Cost	\$10,036.49
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2046	Annual Assessment	\$294.97
Remaining Life	27	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$294.97
88 - lin.ft. of gutters		@ \$12.00 =	\$1,056.00
10 - lin.ft. of downspouts		@ 12.00 =	<u>120.00</u>
		Total =	\$1,176.00

Buildings - Gutters & Downspouts, Bldgs. 402,404,406 & 408 - 2036

Asset ID	1175	1 Total	@ \$48,000.00
		Asset Cost	\$48,000.00
		Percent Replacement	100%
	Common Area	Future Cost	\$67,211.59
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$3,137.31
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,137.31
4,000 - lin.ft. of gutters/downspouts		@ \$12.00 =	<u>\$48,000.00</u>

Vacation Report Sample
MCA Detail Report by Category

Buildings - Gutters & Downspouts, Bldgs. 402,404,406 & 408 continued...

Total = \$48,000.00

Buildings - Gutters & Downspouts, Bldgs. 501,502,503 & 504 - 2033

	1 Total		@ \$51,600.00
Asset ID	1027	Asset Cost	\$51,600.00
		Percent Replacement	100%
	Common Area	Future Cost	\$68,085.10
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$3,859.10
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,859.10
4,300 - lin.ft. of gutters/downspouts		@ \$12.00 = <u>\$51,600.00</u>	
		Total =	\$51,600.00

Buildings - Railing, Bldg. 108 - 2028

	1 Total		@ \$37,250.00
Asset ID	1178	Asset Cost	\$37,250.00
		Percent Replacement	100%
	Common Area	Future Cost	\$44,517.20
Placed in Service	January 2003	Assigned Reserves	\$23,840.00
Useful Life	25		
Replacement Year	2028	Annual Assessment	\$1,823.10
Remaining Life	9	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,823.10
745 - lin.ft. of railing		@ \$50.00 = <u>\$37,250.00</u>	
		Total =	\$37,250.00

**Vacation Report Sample
MCA Detail Report by Category**

Buildings - Railing, Bldgs. 402,404,406 & 408 - 2028

Asset ID	1177	1 Total	@ \$174,500.00
		Asset Cost	\$174,500.00
		Percent Replacement	100%
	Common Area	Future Cost	\$208,543.65
Placed in Service	January 2003	Assigned Reserves	\$111,680.00
Useful Life	25		
Replacement Year	2028	Annual Assessment	\$8,540.44
Remaining Life	9	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$8,540.44
3,490 - lin.ft. of railing		@	\$50.00 = <u>\$174,500.00</u>
			Total = \$174,500.00

Buildings - Railing, Bldgs. 501, 502, 503 & 504 - 2028

Asset ID	1004	1 Total	@ \$181,750.00
		Asset Cost	\$181,750.00
		Percent Replacement	100%
	Common Area	Future Cost	\$217,208.07
Placed in Service	January 2003	Assigned Reserves	\$75,042.24
Useful Life	25		
Replacement Year	2028	Annual Assessment	\$12,534.71
Remaining Life	9	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$12,534.71
3,635 - lin.ft. of railing		@	\$50.00 = <u>\$181,750.00</u>
			Total = \$181,750.00

Buildings - Stairways, Bldg. 108 - 2038

Asset ID	1182	1 Total	@ \$72,000.00
		Asset Cost	\$72,000.00
		Percent Replacement	100%
	Common Area	Future Cost	\$104,890.40
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2038	Annual Assessment	\$4,380.70
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$4,380.70
4 - exterior stairways		@	\$18,000.00 = <u>\$72,000.00</u>

Vacation Report Sample
MCA Detail Report by Category

Buildings - Stairways, Bldg. 108 continued...

Total = \$72,000.00

Buildings - Stairways, Bldgs. 402,404,406 & 408 - 2033

		1 Total	@ \$144,000.00
Asset ID	1181	Asset Cost	\$144,000.00
		Percent Replacement	100%
	Common Area	Future Cost	\$190,004.94
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$10,769.58
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$10,769.58
8 - exterior stairways		@ \$18,000.00 =	<u>\$144,000.00</u>
		Total =	\$144,000.00

Buildings - Stairways, Bldgs. 501,502,503 & 504 - 2036

		1 Total	@ \$144,000.00
Asset ID	1112	Asset Cost	\$144,000.00
		Percent Replacement	100%
	Common Area	Future Cost	\$201,634.76
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$9,411.92
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$9,411.92
8 - exterior stairways		@ \$18,000.00 =	<u>\$144,000.00</u>
		Total =	\$144,000.00

Vacation Report Sample
MCA Detail Report by Category

Patio - Furniture (1bdrm), Bldgs. 402,404,406 & 408 - 2019

		72 Units	@ \$600.00
Asset ID	1120	Asset Cost	\$43,200.00
		Percent Replacement	100%
	Common Area	Future Cost	\$43,200.00
Placed in Service	January 2003	Assigned Reserves	\$43,200.00
Useful Life	6		
Replacement Year	2019	Annual Assessment	\$6,434.21
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$6,434.21

This line item is set up as an allowance to purchase new patio furniture.

The furniture includes:

- chairs
- brunch tables

Patio - Furniture (1bdrm), Bldgs. 501,502,503 & 504 - 2019

		78 Units	@ \$600.00
Asset ID	1189	Asset Cost	\$46,800.00
		Percent Replacement	100%
	Common Area	Future Cost	\$46,800.00
Placed in Service	January 2006	Assigned Reserves	\$46,800.00
Useful Life	6		
Replacement Year	2019	Annual Assessment	\$6,970.39
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$6,970.39

This line item is set up as an allowance to purchase new patio furniture.

The furniture includes:

- chairs
- brunch tables

**Vacation Report Sample
MCA Detail Report by Category**

Patio - Furniture (2bdrm), Bldg., 108 - 2019

Asset ID	1191	36 Units	@ \$600.00
		Asset Cost	\$21,600.00
		Percent Replacement	100%
	Common Area	Future Cost	\$21,600.00
Placed in Service	January 2008	Assigned Reserves	\$21,600.00
Useful Life	6		
Replacement Year	2019	Annual Assessment	\$3,217.11
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,217.11

This line item is set up as an allowance to purchase new patio furniture.

The furniture includes:

- chairs
- brunch tables

Patio - Furniture (2bdrm), Bldgs. 402,404,406 & 408 - 2019

Asset ID	1190	78 Units	@ \$600.00
		Asset Cost	\$46,800.00
		Percent Replacement	100%
	Common Area	Future Cost	\$46,800.00
Placed in Service	January 2003	Assigned Reserves	\$46,800.00
Useful Life	6		
Replacement Year	2019	Annual Assessment	\$6,970.39
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$6,970.39

This line item is set up as an allowance to purchase new patio furniture.

The furniture includes:

- chairs
- brunch tables

Vacation Report Sample
MCA Detail Report by Category

Patio - Furniture (2bdm), Bldgs. 501,502,503 & 504 - 2019

		78 Units	@ \$600.00
Asset ID	1094	Asset Cost	\$46,800.00
		Percent Replacement	100%
	Common Area	Future Cost	\$46,800.00
Placed in Service	January 2006	Assigned Reserves	\$46,800.00
Useful Life	6		
Replacement Year	2019	Annual Assessment	\$6,970.39
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$6,970.39

This line item is set up as an allowance to purchase new patio furniture.

The furniture includes:

- chairs
- brunch tables

Pool - Resurfacing, Bldgs. 321-325 - 2034

		5 Units	@ \$7,200.00
Asset ID	1276	Asset Cost	\$36,000.00
		Percent Replacement	100%
	Common Area	Future Cost	\$48,451.26
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	18		
Replacement Year	2034	Annual Assessment	\$2,563.16
Remaining Life	15	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$2,563.16

400 - sq.f.t of pool surface @ \$18.00 = \$7,200.00
Total = \$7,200.00

**Vacation Report Sample
MCA Detail Report by Category**

Pool/Spa - Deck, Resurfacing, Bldgs. 321-325 - 2028

		5 Units	@ \$2,200.00
Asset ID	1277	Asset Cost	\$11,000.00
		Percent Replacement	100%
	Common Area	Future Cost	\$13,146.02
Placed in Service	January 2016	Assigned Reserves	\$2,750.00
Useful Life	12		
Replacement Year	2028	Annual Assessment	\$916.61
Remaining Life	9	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$916.61
1 - deck		@ \$2,200.00 =	<u>\$2,200.00</u>
		Total =	\$2,200.00

Pool/Spa - Screens, Bldgs. 321-325 - 2028

		5 Units	@ \$3,800.00
Asset ID	1279	Asset Cost	\$19,000.00
		Percent Replacement	100%
	Common Area	Future Cost	\$22,706.76
Placed in Service	January 2016	Assigned Reserves	\$4,750.00
Useful Life	12		
Replacement Year	2028	Annual Assessment	\$1,583.24
Remaining Life	9	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,583.24
1 - screen replacement		@ \$3,800.00 =	<u>\$3,800.00</u>
		Total =	\$3,800.00

Spa - Resurfacing, Bldgs. 321-325 - 2034

		5 Units	@ \$3,000.00
Asset ID	1280	Asset Cost	\$15,000.00
		Percent Replacement	100%
	Common Area	Future Cost	\$20,188.02
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	18		
Replacement Year	2034	Annual Assessment	\$1,067.98
Remaining Life	15	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,067.98
1 - spa		@ \$3,000.00 =	<u>\$3,000.00</u>

Vacation Report Sample
MCA Detail Report by Category

Spa - Resurfacing, Bldgs. 321-325 continued...

Total = \$3,000.00

Common Area - Total Current Cost	\$1,477,248
Assigned Reserves	\$695,311
Fully Funded Reserves	\$962,838

Vacation Report Sample
MCA Detail Report by Category

Patio/Pool - Furniture, Bldgs. 321-325 - 2022

		5 Units	@ \$1,600.00
Asset ID	1253	Asset Cost	\$8,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$8,489.66
Placed in Service	January 2016	Assigned Reserves	\$4,000.00
Useful Life	6		
Replacement Year	2022	Annual Assessment	\$1,187.56
Remaining Life	3	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,187.56

This line item is set up as an allowance to purchase new patio/pool furniture.

The furniture includes:

- lounge chairs
- chairs
- tea tables
- brunch tables
- umbrellas

Unit - Accessories (1bdrm), Bldgs. 402,404,406 & 408 - 2021

		72 Units	@ \$1,000.00
Asset ID	1121	Asset Cost	\$72,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$74,908.80
Placed in Service	January 2017	Assigned Reserves	\$36,000.00
Useful Life	4		
Replacement Year	2021	Annual Assessment	\$15,437.59
Remaining Life	2	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$15,437.59

Unit - Accessories (1bdrm), Bldgs. 501, 502, 503 & 504 - 2021

		78 Units	@ \$1,000.00
Asset ID	1192	Asset Cost	\$78,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$81,151.20
Placed in Service	January 2017	Assigned Reserves	\$39,000.00
Useful Life	4		
Replacement Year	2021	Annual Assessment	\$16,724.06
Remaining Life	2	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$16,724.06

**Vacation Report Sample
MCA Detail Report by Category**

Unit - Accessories (2bdrm), Bldg., 108 - 2021

Asset ID	1194	36 Units	@ \$1,400.00
		Asset Cost	\$50,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$52,436.16
Placed in Service	January 2017	Assigned Reserves	\$25,200.00
Useful Life	4		
Replacement Year	2021	Annual Assessment	\$10,806.32
Remaining Life	2	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$10,806.32

Unit - Accessories (2bdrm), Bldgs. 402,404,406 & 408 - 2021

Asset ID	1193	72 Units	@ \$1,400.00
		Asset Cost	\$100,800.00
		Percent Replacement	100%
	FF&E	Future Cost	\$104,872.32
Placed in Service	January 2017	Assigned Reserves	\$50,400.00
Useful Life	4		
Replacement Year	2021	Annual Assessment	\$21,612.63
Remaining Life	2	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$21,612.63

Unit - Accessories (2bdrm), Bldgs. 501, 502, 503 & 504 - 2021

Asset ID	1096	78 Units	@ \$1,400.00
		Asset Cost	\$109,200.00
		Percent Replacement	100%
	FF&E	Future Cost	\$113,611.68
Placed in Service	January 2017	Assigned Reserves	\$54,600.00
Useful Life	4		
Replacement Year	2021	Annual Assessment	\$23,413.68
Remaining Life	2	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$23,413.68

**Vacation Report Sample
MCA Detail Report by Category**

Unit - Accessories, Bldgs. 321-325 - 2020

Asset ID	1254	5 Units	@ \$1,600.00
		Asset Cost	\$8,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$8,160.00
Placed in Service	January 2016	Assigned Reserves	\$6,000.00
Useful Life	4		
Replacement Year	2020	Annual Assessment	\$1,714.02
Remaining Life	1	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,714.02
1 - unit (accessories)		@ \$1,600.00 =	<u>\$1,600.00</u>
		Total =	\$1,600.00

Unit - Appliances (1bdm), Bldgs. 402,404,406 & 408 - 2019

Asset ID	1195	72 Units	@ \$4,400.00
		Asset Cost	\$316,800.00
		Percent Replacement	100%
	FF&E	Future Cost	\$316,800.00
Placed in Service	January 2003	Assigned Reserves	\$316,800.00
Useful Life	10		
Replacement Year	2019	Annual Assessment	\$30,644.22
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$30,644.22
1 - refrigerator		@ \$900.00 =	\$900.00
1 - dishwasher		@ 750.00 =	750.00
1 - range		@ 650.00 =	650.00
1 - microwave		@ 500.00 =	500.00
1 - washer/dryer		@ 1,600.00 =	<u>1,600.00</u>
		Total =	\$4,400.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Appliances (1bdrm), Bldgs. 501, 502, 503 & 504 - 2019

		78 Units	@ \$4,400.00
Asset ID	1122	Asset Cost	\$343,200.00
		Percent Replacement	100%
	FF&E	Future Cost	\$343,200.00
Placed in Service	January 2006	Assigned Reserves	\$343,200.00
Useful Life	10		
Replacement Year	2019	Annual Assessment	\$33,197.91
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$33,197.91
1 - refrigerator		@ \$900.00 =	\$900.00
1 - dishwasher		@ 750.00 =	750.00
1 - range		@ 650.00 =	650.00
1 - microwave		@ 500.00 =	500.00
1 - washer/dryer		@ 1,600.00 =	<u>1,600.00</u>
		Total =	\$4,400.00

Unit - Appliances (2bdrm), Bldg. 108 - 2019

		36 Units	@ \$4,400.00
Asset ID	1197	Asset Cost	\$158,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$158,400.00
Placed in Service	January 2008	Assigned Reserves	\$158,400.00
Useful Life	10		
Replacement Year	2019	Annual Assessment	\$15,322.11
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$15,322.11
1 - refrigerator		@ \$900.00 =	\$900.00
1 - dishwasher		@ 750.00 =	750.00
1 - range		@ 650.00 =	650.00
1 - microwave		@ 500.00 =	500.00
1 - washer/dryer		@ 1,600.00 =	<u>1,600.00</u>
		Total =	\$4,400.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Appliances (2bdrm), Bldgs. 402,404,406 & 408 - 2019

		72 Units	@ \$4,400.00
Asset ID	1139	Asset Cost	\$316,800.00
		Percent Replacement	100%
	FF&E	Future Cost	\$316,800.00
Placed in Service	January 2003	Assigned Reserves	\$316,800.00
Useful Life	10		
Replacement Year	2019	Annual Assessment	\$30,644.22
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$30,644.22
1 - refrigerator		@ \$900.00 =	\$900.00
1 - dishwasher		@ 750.00 =	750.00
1 - range		@ 650.00 =	650.00
1 - microwave		@ 500.00 =	500.00
1 - washer/dryer		@ 1,600.00 =	<u>1,600.00</u>
		Total =	\$4,400.00

Unit - Appliances (2bdrm), Bldgs. 501, 502, 503 & 504 - 2019

		78 Units	@ \$4,400.00
Asset ID	1196	Asset Cost	\$343,200.00
		Percent Replacement	100%
	FF&E	Future Cost	\$343,200.00
Placed in Service	January 2006	Assigned Reserves	\$343,200.00
Useful Life	10		
Replacement Year	2019	Annual Assessment	\$33,197.91
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$33,197.91
1 - refrigerator		@ \$900.00 =	\$900.00
1 - dishwasher		@ 750.00 =	750.00
1 - range		@ 650.00 =	650.00
1 - microwave		@ 500.00 =	500.00
1 - washer/dryer		@ 1,600.00 =	<u>1,600.00</u>
		Total =	\$4,400.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Appliances, Bldgs. 321-325 - 2026

		5 Units	@ \$6,600.00
Asset ID	1255	Asset Cost	\$33,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$37,906.63
Placed in Service	January 2016	Assigned Reserves	\$9,900.00
Useful Life	10		
Replacement Year	2026	Annual Assessment	\$3,174.86
Remaining Life	7	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,174.86
1 - refrigerator		@ \$1,200.00 =	\$1,200.00
1 - wine cooler		@ 1,200.00 =	1,200.00
1 - dishwasher		@ 900.00 =	900.00
1 - range (electric)		@ 1,100.00 =	1,100.00
1 - microwave		@ 500.00 =	500.00
1 - washer		@ 800.00 =	800.00
1 - dryer		@ 900.00 =	<u>900.00</u>
		Total =	\$6,600.00

Unit - Artwork (1bdm), Bldgs. 402,404,406 & 408 - 2025

		72 Units	@ \$400.00
Asset ID	1198	Asset Cost	\$28,800.00
		Percent Replacement	100%
	FF&E	Future Cost	\$32,433.48
Placed in Service	January 2017	Assigned Reserves	\$7,200.00
Useful Life	8		
Replacement Year	2025	Annual Assessment	\$3,337.24
Remaining Life	6	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,337.24
1 - unit (artwork)		@ \$400.00 =	<u>\$400.00</u>
		Total =	\$400.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Artwork (1bdrm), Bldgs. 501, 502, 503 & 504 - 2025

		78 Units	@ \$400.00
Asset ID	1123	Asset Cost	\$31,200.00
		Percent Replacement	100%
	FF&E	Future Cost	\$35,136.27
Placed in Service	January 2017	Assigned Reserves	\$7,800.00
Useful Life	8		
Replacement Year	2025	Annual Assessment	\$3,615.34
Remaining Life	6	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,615.34
1 - unit (artwork)		@ \$400.00 =	<u>\$400.00</u>
		Total =	\$400.00

Unit - Artwork (2bdrm), Bldg. 108 - 2025

		36 Units	@ \$800.00
Asset ID	1200	Asset Cost	\$28,800.00
		Percent Replacement	100%
	FF&E	Future Cost	\$32,433.48
Placed in Service	January 2017	Assigned Reserves	\$7,200.00
Useful Life	8		
Replacement Year	2025	Annual Assessment	\$3,337.24
Remaining Life	6	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,337.24
1 - unit (artwork)		@ \$800.00 =	<u>\$800.00</u>
		Total =	\$800.00

Unit - Artwork (2bdrm), Bldgs. 402,404,406 & 408 - 2025

		72 Units	@ \$800.00
Asset ID	1140	Asset Cost	\$57,600.00
		Percent Replacement	100%
	FF&E	Future Cost	\$64,866.96
Placed in Service	January 2017	Assigned Reserves	\$14,400.00
Useful Life	8		
Replacement Year	2025	Annual Assessment	\$6,674.48
Remaining Life	6	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$6,674.48
1 - unit (artwork)		@ \$800.00 =	<u>\$800.00</u>

Vacation Report Sample
MCA Detail Report by Category

Unit - Artwork (2bdrm), Bldgs. 402,404,406 & 408 continued...

Total = \$800.00

Unit - Artwork (2bdrm), Bldgs. 501, 502, 503 & 504 - 2025

		78 Units	@ \$800.00
Asset ID	1199	Asset Cost	\$62,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$70,272.53
Placed in Service	January 2017	Assigned Reserves	\$15,600.00
Useful Life	8		
Replacement Year	2025	Annual Assessment	\$7,230.69
Remaining Life	6	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$7,230.69
1 - unit (artwork)		@ \$800.00 =	<u>\$800.00</u>
		Total =	\$800.00

Unit - Artwork, Bldgs. 321-325 - 2024

		5 Units	@ \$3,500.00
Asset ID	1256	Asset Cost	\$17,500.00
		Percent Replacement	100%
	FF&E	Future Cost	\$19,321.41
Placed in Service	January 2016	Assigned Reserves	\$6,562.50
Useful Life	8		
Replacement Year	2024	Annual Assessment	\$2,024.91
Remaining Life	5	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$2,024.91
1 - unit (artwork)		@ \$3,500.00 =	<u>\$3,500.00</u>
		Total =	\$3,500.00

**Vacation Report Sample
MCA Detail Report by Category**

Unit - Bed Sets (1bdrm), Bldgs. 402,404,406 & 408 - 2020

		48 Units	@ \$1,200.00
Asset ID	1210	Asset Cost	\$57,600.00
		Percent Replacement	100%
	FF&E	Future Cost	\$58,752.00
Placed in Service	January 2010	Assigned Reserves	\$51,840.00
Useful Life	10		
Replacement Year	2020	Annual Assessment	\$5,484.86
Remaining Life	1	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$5,484.86
1 - king		@ \$1,200.00 =	<u>\$1,200.00</u>
		Total =	\$1,200.00

Unit - Bed Sets (1bdrm), Bldgs. 501, 502, 503 & 504 - 2021

		42 Units	@ \$1,200.00
Asset ID	1127	Asset Cost	\$50,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$52,436.16
Placed in Service	January 2011	Assigned Reserves	\$40,320.00
Useful Life	10		
Replacement Year	2021	Annual Assessment	\$4,807.25
Remaining Life	2	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$4,807.25
1 - king		@ \$1,200.00 =	<u>\$1,200.00</u>
		Total =	\$1,200.00

Unit - Bed Sets (2bdrm), Bldg., 108 - 2019

		36 Units	@ \$2,400.00
Asset ID	1212	Asset Cost	\$86,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$86,400.00
Placed in Service	January 2008	Assigned Reserves	\$86,400.00
Useful Life	10		
Replacement Year	2019	Annual Assessment	\$8,357.52
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$8,357.52
1 - king		@ \$1,200.00 =	\$1,200.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Bed Sets (2bdrm), Bldg., 108 continued...

2 - twin	@	600.00 =	<u>1,200.00</u>
		Total =	\$2,400.00

Unit - Bed Sets (2bdrm), Bldgs. 402,404,406 & 408 - 2020

		72 Units	@ \$2,400.00
Asset ID	1019	Asset Cost	\$172,800.00
		Percent Replacement	100%
	FF&E	Future Cost	\$176,256.00
Placed in Service	January 2010	Assigned Reserves	\$155,520.00
Useful Life	10		
Replacement Year	2020	Annual Assessment	\$16,454.58
Remaining Life	1	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$16,454.58
1 - king		@ \$1,200.00 =	\$1,200.00
2 - twin		@ 600.00 =	<u>1,200.00</u>
		Total =	\$2,400.00

Unit - Bed Sets (2bdrm), Bldgs. 501, 502, 503 & 504 - 2021

		78 Units	@ \$2,400.00
Asset ID	1211	Asset Cost	\$187,200.00
		Percent Replacement	100%
	FF&E	Future Cost	\$194,762.88
Placed in Service	January 2011	Assigned Reserves	\$149,760.00
Useful Life	10		
Replacement Year	2021	Annual Assessment	\$17,855.50
Remaining Life	2	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$17,855.50
1 - king		@ \$1,200.00 =	\$1,200.00
2 - twins		@ 600.00 =	<u>1,200.00</u>
		Total =	\$2,400.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Bed Sets, Bldgs. 321-325 - 2026			
Asset ID	1260	5 Units	@ \$3,600.00
		Asset Cost	\$18,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$20,676.34
Placed in Service	January 2016	Assigned Reserves	\$5,400.00
Useful Life	10		
Replacement Year	2026	Annual Assessment	\$1,731.74
Remaining Life	7	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,731.74
2 - king beds		@ \$1,200.00 =	\$2,400.00
2 - twin beds		@ 600.00 =	<u>1,200.00</u>
		Total =	\$3,600.00

Unit - Cabinet/Counter Top, (1bdrm), Bldgs. 402,404,406 & 408 - 2033			
Asset ID	1201	72 Units	@ \$7,850.00
		Asset Cost	\$565,200.00
		Percent Replacement	100%
	FF&E	Future Cost	\$745,769.40
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$42,270.59
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$42,270.59
1 - base/wall cabinet refurbishment		@ \$5,400.00 =	\$5,400.00
1 - counter top refurbishment		@ 2,450.00 =	<u>2,450.00</u>
		Total =	\$7,850.00

This is for the kitchen/bathroom areas.

Unit - Cabinet/Counter Top, (1bdrm), Bldgs. 501, 502, 503 & 504 - 2036			
Asset ID	1124	78 Units	@ \$6,550.00
		Asset Cost	\$510,900.00
		Percent Replacement	100%
	FF&E	Future Cost	\$715,383.34
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$33,392.71
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$33,392.71
1 - base/wall cabinet refurbishment		@ \$4,800.00 =	\$4,800.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Cabinet/Counter Top, (1bdrm), Bldgs. 501, 502, 503 & 504 continued...

1 - counter top refurbishment	@	1,750.00 =	<u>1,750.00</u>
		Total =	\$6,550.00

This is for the kitchen/bathroom areas.

Unit - Cabinet/Counter Top, (2bdrm), Bldg. 108 - 2038

		36 Units	@ \$11,125.00
Asset ID	1203	Asset Cost	\$400,500.00
		Percent Replacement	100%
	FF&E	Future Cost	\$583,452.87
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2038	Annual Assessment	\$24,367.67
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$24,367.67
1 - base/wall cabinet refurbishment		@ \$7,800.00 =	\$7,800.00
1 - counter top refurbishment		@ 3,325.00 =	<u>3,325.00</u>
		Total =	\$11,125.00

This is for the kitchen/bathroom areas.

Unit - Cabinet/Counter Top, (2bdrm), Bldgs. 402,404,406 & 408 - 2033

		72 Units	@ \$15,825.00
Asset ID	1077	Asset Cost	\$1,139,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$1,503,414.10
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$85,214.27
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$85,214.27
1 - base/wall cabinet refurbishment		@ \$11,100.00 =	\$11,100.00
1 - counter top refurbishment		@ 4,725.00 =	<u>4,725.00</u>
		Total =	\$15,825.00

This is for the kitchen/bathroom areas.

Vacation Report Sample
MCA Detail Report by Category

Unit - Cabinet/Counter Top, (2bdrm), Bldgs. 501, 502, 503 & 504 - 2036

		78 Units	@ \$10,250.00
Asset ID	1202	Asset Cost	\$799,500.00
		Percent Replacement	100%
	FF&E	Future Cost	\$1,119,493.01
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$52,255.77
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$52,255.77
1 - base/wall cabinet refurbishment @ \$7,800.00 = \$7,800.00			
1 - counter top refurbishment @ 2,450.00 = <u>2,450.00</u>			
Total = \$10,250.00			

This is for the kitchen/bathroom areas.

Unit - Cabinet/Counter Top, Bldgs. 321-325 - 2046

		5 Units	@ \$24,650.00
Asset ID	1257	Asset Cost	\$123,250.00
		Percent Replacement	100%
	FF&E	Future Cost	\$210,373.76
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2046	Annual Assessment	\$6,182.86
Remaining Life	27	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$6,182.86
1 - base cabinet refurbishment* @\$10,200.00 = \$10,200.00			
1 - wall cabinet refurbishment** @ 7,800.00 = 7,800.00			
1 - counter top refurbishment*** @ 6,650.00 = <u>6,650.00</u>			
Total = \$24,650.00			

(kitchen/bathrooms) (kitchen) ***(kitchen/bathroom/dinning room)

Vacation Report Sample
MCA Detail Report by Category

Unit - Carpet, (1bdrm), Bldgs. 402,404,406 & 408 - 2019

		72 Units	@ \$1,200.00
Asset ID	1204	Asset Cost	\$86,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$86,400.00
Placed in Service	January 2010	Assigned Reserves	\$86,400.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$10,041.23
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$10,041.23
1 - unit		@ \$1,200.00 =	<u>\$1,200.00</u>
		Total =	\$1,200.00

Unit - Carpet, (1bdrm), Bldgs. 501, 502, 503 & 504 - 2019

		78 Units	@ \$1,200.00
Asset ID	1125	Asset Cost	\$93,600.00
		Percent Replacement	100%
	FF&E	Future Cost	\$93,600.00
Placed in Service	January 2010	Assigned Reserves	\$93,600.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$10,878.00
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$10,878.00
1 - unit		@ \$1,200.00 =	<u>\$1,200.00</u>
		Total =	\$1,200.00

Unit - Carpet, (2bdrm), Bldg., 108 - 2019

		36 Units	@ \$2,200.00
Asset ID	1206	Asset Cost	\$79,200.00
		Percent Replacement	100%
	FF&E	Future Cost	\$79,200.00
Placed in Service	January 2008	Assigned Reserves	\$79,200.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$9,204.46
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$9,204.46
1 - unit		@ \$2,200.00 =	<u>\$2,200.00</u>

Vacation Report Sample
MCA Detail Report by Category

Unit - Carpet, (2bdrm), Bldg., 108 continued...

Total = \$2,200.00

Unit - Carpet, (2bdrm), Bldgs. 402,404,406 & 408 - 2019

		72 Units	@ \$2,200.00
Asset ID	1079	Asset Cost	\$158,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$158,400.00
Placed in Service	January 2010	Assigned Reserves	\$158,400.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$18,408.92
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$18,408.92
1 - unit		@ \$2,200.00 =	<u>\$2,200.00</u>
		Total =	\$2,200.00

Unit - Carpet, (2bdrm), Bldgs. 501, 502, 503 & 504 - 2019

		78 Units	@ \$2,200.00
Asset ID	1205	Asset Cost	\$171,600.00
		Percent Replacement	100%
	FF&E	Future Cost	\$171,600.00
Placed in Service	January 2010	Assigned Reserves	\$171,600.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$19,943.00
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$19,943.00
1 - unit		@ \$2,200.00 =	<u>\$2,200.00</u>
		Total =	\$2,200.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Carpet, Bldgs. 321-325 - 2024

		5 Units	@ \$8,890.00
Asset ID	1258	Asset Cost	\$44,450.00
		Percent Replacement	100%
	FF&E	Future Cost	\$49,076.39
Placed in Service	January 2016	Assigned Reserves	\$16,668.75
Useful Life	8		
Replacement Year	2024	Annual Assessment	\$5,143.27
Remaining Life	5	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$5,143.27
1 - unit		@ \$8,890.00 =	<u>\$8,890.00</u>
		Total =	\$8,890.00

Unit - Case Goods (1bdm), Bldgs. 402,404,406 & 408 - 2020

		72 Units	@ \$3,825.00
Asset ID	1213	Asset Cost	\$275,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$280,908.00
Placed in Service	January 2010	Assigned Reserves	\$247,860.00
Useful Life	10		
Replacement Year	2020	Annual Assessment	\$26,224.48
Remaining Life	1	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$26,224.48
4 - dining room chairs		@ \$125.00 =	\$500.00
1 - dining room table		@ 425.00 =	425.00
1 - king headboard		@ 600.00 =	600.00
4 - night stands		@ 225.00 =	900.00
1 - dresser		@ 500.00 =	500.00
1 - cabinet		@ 500.00 =	500.00
4 - lamps		@ 100.00 =	<u>400.00</u>
		Total =	\$3,825.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Case Goods (1bdrm), Bldgs. 501, 502, 503 & 504 - 2021

		78 Units	@ \$3,825.00
Asset ID	1128	Asset Cost	\$298,350.00
		Percent Replacement	100%
	FF&E	Future Cost	\$310,403.34
Placed in Service	January 2011	Assigned Reserves	\$238,680.00
Useful Life	10		
Replacement Year	2021	Annual Assessment	\$28,457.21
Remaining Life	2	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$28,457.21
4 - dining room chairs		@ \$125.00 =	\$500.00
1 - dining room table		@ 425.00 =	425.00
1 - king headboard		@ 600.00 =	600.00
4 - night stands		@ 225.00 =	900.00
1 - dresser		@ 500.00 =	500.00
1 - cabinet		@ 500.00 =	500.00
4 - lamps		@ 100.00 =	<u>400.00</u>
		Total =	\$3,825.00

Unit - Case Goods (2bdrm), Bldg. 108 - 2019

		36 Units	@ \$5,925.00
Asset ID	1214	Asset Cost	\$213,300.00
		Percent Replacement	100%
	FF&E	Future Cost	\$213,300.00
Placed in Service	January 2008	Assigned Reserves	\$213,300.00
Useful Life	10		
Replacement Year	2019	Annual Assessment	\$20,632.62
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$20,632.62
4 - dining room chairs		@ \$125.00 =	\$500.00
1 - dining room table		@ 425.00 =	425.00
2 - bar stools		@ 300.00 =	600.00
1 - king headboard		@ 600.00 =	600.00
2 - twin headboards		@ 200.00 =	400.00
1 - coffee table		@ 275.00 =	275.00
5 - night stands		@ 225.00 =	1,125.00
3 - dresser		@ 500.00 =	1,500.00
5 - lamps		@ 100.00 =	<u>500.00</u>
		Total =	\$5,925.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Case Goods (2bdrm), Bldgs. 402,404,406 & 408 - 2020

		72 Units	@ \$5,775.00
Asset ID	1017	Asset Cost	\$415,800.00
		Percent Replacement	100%
	FF&E	Future Cost	\$424,116.00
Placed in Service	January 2010	Assigned Reserves	\$374,220.00
Useful Life	10		
Replacement Year	2020	Annual Assessment	\$39,593.83
Remaining Life	1	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$39,593.83
5 - dining room chairs		@ \$125.00 =	\$625.00
1 - dining room table		@ 425.00 =	425.00
1 - king headboard		@ 600.00 =	600.00
2 - twin headboards		@ 200.00 =	400.00
1 - coffee table		@ 275.00 =	275.00
6 - night stands		@ 225.00 =	1,350.00
2 - dresser		@ 500.00 =	1,000.00
2 - book cases		@ 300.00 =	600.00
5 - lamps		@ 100.00 =	<u>500.00</u>
		Total =	\$5,775.00

Unit - Case Goods (2bdrm), Bldgs. 501, 502, 503 & 504 - 2021

		78 Units	@ \$5,325.00
Asset ID	1145	Asset Cost	\$415,350.00
		Percent Replacement	100%
	FF&E	Future Cost	\$432,130.14
Placed in Service	January 2011	Assigned Reserves	\$332,280.00
Useful Life	10		
Replacement Year	2021	Annual Assessment	\$39,616.89
Remaining Life	2	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$39,616.89
4 - dining room chairs		@ \$125.00 =	\$500.00
1 - dining room table		@ 425.00 =	425.00
1 - king headboard		@ 600.00 =	600.00
2 - twin headboards		@ 200.00 =	400.00
1 - coffee table		@ 275.00 =	275.00
5 - night stands		@ 225.00 =	1,125.00
3 - dresser		@ 500.00 =	1,500.00
5 - lamps		@ 100.00 =	<u>500.00</u>

Vacation Report Sample
MCA Detail Report by Category

Unit - Case Goods (2bdrm), Bldgs. 501, 502, 503 & 504 continued...

Total = \$5,325.00

Unit - Case Goods, Bldgs. 321-325 - 2026

				5 Units @ \$11,900.00
Asset ID	1261		Asset Cost	\$59,500.00
			Percent Replacement	100%
	FF&E		Future Cost	\$68,346.80
Placed in Service	January 2016		Assigned Reserves	\$17,850.00
Useful Life	10			
Replacement Year	2026		Annual Assessment	\$5,724.37
Remaining Life	7		Interest Contribution	<u>\$0.00</u>
			Reserve Allocation	\$5,724.37
12 - dining room chairs		@	\$125.00 =	\$1,500.00
2 - dining room tables		@	425.00 =	850.00
1 - decorative table		@	425.00 =	425.00
1 - coffee table		@	275.00 =	275.00
2 - counter stools		@	100.00 =	200.00
9 - night stands		@	225.00 =	2,025.00
3 - dressers		@	500.00 =	1,500.00
2 - king headboard		@	400.00 =	800.00
2 - twin headboards		@	200.00 =	400.00
2 - benches		@	325.00 =	650.00
5 - cabinet		@	475.00 =	2,375.00
9 - lamps		@	100.00 =	<u>900.00</u>
			Total =	\$11,900.00

Unit - Ceramic Tile, Bldgs. 321-325 - 2046

				5 Units @ \$4,248.00
Asset ID	1259		Asset Cost	\$21,240.00
			Percent Replacement	100%
	FF&E		Future Cost	\$36,254.27
Placed in Service	January 2016		Assigned Reserves	<i>none</i>
Useful Life	30			
Replacement Year	2046		Annual Assessment	\$1,065.51
Remaining Life	27		Interest Contribution	<u>\$0.00</u>
			Reserve Allocation	\$1,065.51
708 - sq.ft.		@	\$6.00 =	<u>\$4,248.00</u>

Vacation Report Sample
MCA Detail Report by Category

Unit - Ceramic Tile, Bldgs. 321-325 continued...

Total = \$4,248.00

Unit - Ceramic Tile,(1bdrm), Bldgs. 402,404,406 & 408 - 2033

		72 Units	@ \$3,456.00
Asset ID	1207	Asset Cost	\$248,832.00
		Percent Replacement	100%
	FF&E	Future Cost	\$328,328.54
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$18,609.83
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$18,609.83
576 - sq.ft.		@ \$6.00 =	<u>\$3,456.00</u>
		Total =	\$3,456.00

Unit - Ceramic Tile,(1bdrm), Bldgs. 501, 502, 503 & 504 - 2036

		78 Units	@ \$2,640.00
Asset ID	1126	Asset Cost	\$205,920.00
		Percent Replacement	100%
	FF&E	Future Cost	\$288,337.71
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$13,459.05
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$13,459.05
440 - sq.ft.		@ \$6.00 =	<u>\$2,640.00</u>
		Total =	\$2,640.00

**Vacation Report Sample
MCA Detail Report by Category**

Unit - Ceramic Tile,(2bdrm), Bldg. 108 - 2038

Asset ID	1209	36 Units	@ \$3,192.00
		Asset Cost	\$114,912.00
		Percent Replacement	100%
	FF&E	Future Cost	\$167,405.08
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2038	Annual Assessment	\$6,991.60
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$6,991.60
532 - sq.ft.		@ \$6.00 =	<u>\$3,192.00</u>
		Total =	\$3,192.00

Unit - Ceramic Tile,(2bdrm), Bldgs. 402,404,406 & 408 - 2033

Asset ID	1083	72 Units	@ \$3,852.00
		Asset Cost	\$277,344.00
		Percent Replacement	100%
	FF&E	Future Cost	\$365,949.52
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$20,742.20
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$20,742.20
642 - sq.ft.		@ \$6.00 =	<u>\$3,852.00</u>
		Total =	\$3,852.00

Unit - Ceramic Tile,(2bdrm), Bldgs. 501, 502, 503 & 504 - 2036

Asset ID	1208	78 Units	@ \$3,708.00
		Asset Cost	\$289,224.00
		Percent Replacement	100%
	FF&E	Future Cost	\$404,983.42
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$18,903.84
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$18,903.84
618 - sq.ft.		@ \$6.00 =	<u>\$3,708.00</u>

Vacation Report Sample
MCA Detail Report by Category

Unit - Ceramic Tile,(2bdrm), Bldgs. 501, 502, 503 & 504 continued...

Total = \$3,708.00

Unit - Furniture, Soft Goods (1bdrm), Bldgs. 501, 502, 503 & 504 - 2019

		42 Units	@ \$1,700.00
Asset ID	1129	Asset Cost	\$71,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$71,400.00
Placed in Service	January 2011	Assigned Reserves	\$71,400.00
Useful Life	5		
Replacement Year	2019	Annual Assessment	\$12,510.96
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$12,510.96
1 - sofa bed		@ \$1,200.00 =	\$1,200.00
1 - chair		@ 500.00 =	<u>500.00</u>
		Total =	\$1,700.00

Unit - Furniture, Soft Goods (2bdrm), Bldg. 108 - 2019

		36 Units	@ \$1,700.00
Asset ID	1242	Asset Cost	\$61,200.00
		Percent Replacement	100%
	FF&E	Future Cost	\$61,200.00
Placed in Service	January 2008	Assigned Reserves	\$61,200.00
Useful Life	5		
Replacement Year	2019	Annual Assessment	\$10,723.68
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$10,723.68
1 - sofa bed		@ \$1,200.00 =	\$1,200.00
1 - chair		@ 500.00 =	<u>500.00</u>
		Total =	\$1,700.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Furniture, Soft Goods (2bdrm), Bldgs. 402,404,406 & 408 - 2019

		72 Units	@ \$1,700.00
Asset ID	1018	Asset Cost	\$122,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$122,400.00
Placed in Service	January 2011	Assigned Reserves	\$122,400.00
Useful Life	5		
Replacement Year	2019	Annual Assessment	\$21,447.37
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$21,447.37
1 - sofa bed		@ \$1,200.00 =	\$1,200.00
1 - chair		@ 500.00 =	<u>500.00</u>
		Total =	\$1,700.00

Unit - Furniture, Soft Goods (2bdrm), Bldgs. 501, 502, 503 & 504 - 2019

		78 Units	@ \$3,200.00
Asset ID	1146	Asset Cost	\$249,600.00
		Percent Replacement	100%
	FF&E	Future Cost	\$249,600.00
Placed in Service	January 2011	Assigned Reserves	\$249,600.00
Useful Life	5		
Replacement Year	2019	Annual Assessment	\$43,735.81
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$43,735.81
1 - sofa bed		@ \$1,200.00 =	\$1,200.00
4 - chairs		@ 500.00 =	<u>2,000.00</u>
		Total =	\$3,200.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Furniture, Soft Goods, Bdgs. 321-325 - 2021

		5 Units	@ \$4,800.00
Asset ID	1262	Asset Cost	\$24,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$24,969.60
Placed in Service	January 2016	Assigned Reserves	\$14,400.00
Useful Life	5		
Replacement Year	2021	Annual Assessment	\$4,193.63
Remaining Life	2	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$4,193.63
4 - lounge chair			
		@ \$600.00 =	<u>\$2,400.00</u>
2 - sofa bed			
		@ 1,200.00 =	<u>2,400.00</u>
		Total =	\$4,800.00

Unit - Kitchen Sinks, (1bdrm), Bldgs. 402,404,406 & 408 - 2033

		48 Units	@ \$720.00
Asset ID	1217	Asset Cost	\$34,560.00
		Percent Replacement	100%
	FF&E	Future Cost	\$45,601.19
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$2,584.70
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$2,584.70
1 - sink (double)			
		@ \$720.00 =	<u>\$720.00</u>
		Total =	\$720.00

Unit - Kitchen Sinks, (1bdrm), Bldgs. 501, 502, 503 & 504 - 2036

		42 Units	@ \$720.00
Asset ID	1130	Asset Cost	\$30,240.00
		Percent Replacement	100%
	FF&E	Future Cost	\$42,343.30
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$1,976.50
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,976.50
1 - sink (double)			
		@ \$720.00 =	<u>\$720.00</u>

Vacation Report Sample
MCA Detail Report by Category

Unit - Kitchen Sinks, (1bdrm), Bldgs. 501, 502, 503 & 504 continued...

Total = \$720.00

Unit - Kitchen Sinks, (2bdrm), Bldg. 108 - 2038

		36 Units	@ \$720.00
Asset ID	1219	Asset Cost	\$25,920.00
		Percent Replacement	100%
	FF&E	Future Cost	\$37,760.54
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2038	Annual Assessment	\$1,577.05
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,577.05
1 - sink (double)		@ \$720.00 =	<u>\$720.00</u>
		Total =	\$720.00

Unit - Kitchen Sinks, (2bdrm), Bldgs. 402,404,406 & 408 - 2033

		72 Units	@ \$720.00
Asset ID	1058	Asset Cost	\$51,840.00
		Percent Replacement	100%
	FF&E	Future Cost	\$68,401.78
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$3,877.05
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,877.05
1 - sink (double)		@ \$720.00 =	<u>\$720.00</u>
		Total =	\$720.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Kitchen Sinks, (2bdrm), Bldgs. 501, 502, 503 & 504 - 2036

		78 Units	@ \$720.00
Asset ID	1218	Asset Cost	\$56,160.00
		Percent Replacement	100%
	FF&E	Future Cost	\$78,637.56
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$3,670.65
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,670.65
1 - sink (double)		@ \$720.00 =	<u>\$720.00</u>
		Total =	\$720.00

Unit - Plumbing Fixtures (1bdrm), Bldgs. 402,404,406 & 408 - 2033

		48 Units	@ \$1,520.00
Asset ID	1220	Asset Cost	\$72,960.00
		Percent Replacement	100%
	FF&E	Future Cost	\$96,269.17
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$5,456.59
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$5,456.59
1 - toilet		@ \$520.00 =	\$520.00
1 - sink		@ 320.00 =	320.00
1 - tub		@ 680.00 =	<u>680.00</u>
		Total =	\$1,520.00

Unit - Plumbing Fixtures (1bdrm), Bldgs. 501, 502, 503 & 504 - 2036

		42 Units	@ \$1,520.00
Asset ID	1131	Asset Cost	\$63,840.00
		Percent Replacement	100%
	FF&E	Future Cost	\$89,391.41
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$4,172.62
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$4,172.62
1 - toilet		@ \$520.00 =	\$520.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Plumbing Fixtures (1bdrm), Bldgs. 501, 502, 503 & 504 continued...

1 - sink	@	320.00 =	320.00
1 - tub	@	680.00 =	<u>680.00</u>
		Total =	\$1,520.00

Unit - Plumbing Fixtures (2bdrm), Bldg. 108 - 2038

		36 Units	@ \$4,240.00
Asset ID	1222	Asset Cost	\$152,640.00
		Percent Replacement	100%
	FF&E	Future Cost	\$222,367.66
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2038	Annual Assessment	\$9,287.09
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$9,287.09
2 - toilets		@ \$520.00 =	\$1,040.00
2 - sinks		@ 320.00 =	640.00
1 - tub		@ 680.00 =	680.00
1 - Jacuzzi tub		@ 1,880.00 =	<u>1,880.00</u>
		Total =	\$4,240.00

Unit - Plumbing Fixtures (2bdrm), Bldgs. 402,404,406 & 408 - 2033

		72 Units	@ \$4,240.00
Asset ID	1109	Asset Cost	\$305,280.00
		Percent Replacement	100%
	FF&E	Future Cost	\$402,810.48
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$22,831.50
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$22,831.50
2 - toilets		@ \$520.00 =	\$1,040.00
2 - sinks		@ 320.00 =	640.00
1 - tub		@ 680.00 =	680.00
1 - Jacuzzi tub		@ 1,880.00 =	<u>1,880.00</u>
		Total =	\$4,240.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Plumbing Fixtures (2bdrm), Bldgs. 501, 502, 503 & 504 - 2036

		78 Units	@ \$3,560.00
Asset ID	1221	Asset Cost	\$277,680.00
		Percent Replacement	100%
	FF&E	Future Cost	\$388,819.04
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$18,149.32
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$18,149.32
2 - toilets		@ \$520.00 =	\$1,040.00
2 - sinks		@ 320.00 =	640.00
1 - Jacuzzi tub		@ 1,880.00 =	<u>1,880.00</u>
		Total =	\$3,560.00

Unit - Plumbing Fixtures, Bldgs. 321-325 - 2046

		5 Units	@ \$7,320.00
Asset ID	1264	Asset Cost	\$36,600.00
		Percent Replacement	100%
	FF&E	Future Cost	\$62,472.04
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2046	Annual Assessment	\$1,836.05
Remaining Life	27	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,836.05
3 - toilets		@ \$520.00 =	\$1,560.00
4 - sinks		@ 320.00 =	1,280.00
1 - SS kitchen sink		@ 720.00 =	720.00
2 - Jacuzzi tub		@ 1,880.00 =	<u>3,760.00</u>
		Total =	\$7,320.00

Vacation Report Sample
MCA Detail Report by Category

Unit - Soft Goods (1bdrm), Bldgs. 402,404,406 & 408 - 2019

		48 Units	@ \$2,700.00
Asset ID	1215	Asset Cost	\$129,600.00
		Percent Replacement	100%
	FF&E	Future Cost	\$129,600.00
Placed in Service	January 2011	Assigned Reserves	\$129,600.00
Useful Life	5		
Replacement Year	2019	Annual Assessment	\$22,708.98
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$22,708.98
1 - sofa bed		@ \$1,200.00 =	\$1,200.00
1 - chair		@ 500.00 =	500.00
2 - ottomans		@ 500.00 =	<u>1,000.00</u>
		Total =	\$2,700.00

Unit - TV (1bdrm), Bldgs. 402,404,406 & 408 - 2023

		48 Units	@ \$1,000.00
Asset ID	1223	Asset Cost	\$48,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$51,956.74
Placed in Service	January 2003	Assigned Reserves	\$38,400.00
Useful Life	20		
Replacement Year	2023	Annual Assessment	\$2,689.41
Remaining Life	4	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$2,689.41
2 - TV's		@ \$500.00 =	<u>\$1,000.00</u>
		Total =	\$1,000.00

Vacation Report Sample
MCA Detail Report by Category

Unit - TV (1bdrm), Bldgs. 501, 502, 503 & 504 - 2026

		42 Units	@ \$1,000.00
Asset ID	1132	Asset Cost	\$42,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$48,244.80
Placed in Service	January 2006	Assigned Reserves	\$27,300.00
Useful Life	20		
Replacement Year	2026	Annual Assessment	\$2,374.32
Remaining Life	7	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$2,374.32
2 - TV's		@ \$500.00 =	<u>\$1,000.00</u>
		Total =	\$1,000.00

Unit - TV (2bdrm), Bldg. 108 - 2028

		36 Units	@ \$1,500.00
Asset ID	1225	Asset Cost	\$54,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$64,535.00
Placed in Service	January 2008	Assigned Reserves	\$29,700.00
Useful Life	20		
Replacement Year	2028	Annual Assessment	\$3,071.39
Remaining Life	9	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,071.39
3 - TV's		@ \$500.00 =	<u>\$1,500.00</u>
		Total =	\$1,500.00

Unit - TV (2bdrm), Bldgs. 402,404,406 & 408 - 2023

		72 Units	@ \$1,500.00
Asset ID	1071	Asset Cost	\$108,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$116,902.67
Placed in Service	January 2003	Assigned Reserves	\$86,400.00
Useful Life	20		
Replacement Year	2023	Annual Assessment	\$6,051.17
Remaining Life	4	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$6,051.17
3 - TV's		@ \$500.00 =	<u>\$1,500.00</u>

**Vacation Report Sample
MCA Detail Report by Category**

Unit - TV (2bdrm), Bldgs. 402,404,406 & 408 continued...

Total = \$1,500.00

Unit - TV (2bdrm), Bldgs. 501, 502, 503 & 504 - 2026

		78 Units	@ \$1,500.00
Asset ID	1224	Asset Cost	\$117,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$134,396.22
Placed in Service	January 2006	Assigned Reserves	\$76,050.00
Useful Life	20		
Replacement Year	2026	Annual Assessment	\$6,614.19
Remaining Life	7	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$6,614.19
3 - TV's		@ \$500.00 =	<u>\$1,500.00</u>
		Total =	\$1,500.00

Unit - TV, Bldgs. 321-325 - 2036

		5 Units	@ \$3,600.00
Asset ID	1267	Asset Cost	\$18,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$25,204.34
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2036	Annual Assessment	\$1,176.49
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,176.49
4 - tv's		@ \$900.00 =	<u>\$3,600.00</u>
		Total =	\$3,600.00

**Vacation Report Sample
MCA Detail Report by Category**

Unit - Telephones (1bdrm), Bldgs. 402,404,406 & 408 - 2023

		48 Units	@ \$500.00
Asset ID	1226	Asset Cost	\$24,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$25,978.37
Placed in Service	January 2003	Assigned Reserves	\$19,200.00
Useful Life	20		
Replacement Year	2023	Annual Assessment	\$1,344.71
Remaining Life	4	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,344.71
2 - phones		@ \$250.00 =	<u>\$500.00</u>
		Total =	\$500.00

Unit - Telephones (1bdrm), Bldgs. 501, 502, 503 & 504 - 2026

		42 Units	@ \$500.00
Asset ID	1133	Asset Cost	\$21,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$24,122.40
Placed in Service	January 2006	Assigned Reserves	\$13,650.00
Useful Life	20		
Replacement Year	2026	Annual Assessment	\$1,187.16
Remaining Life	7	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,187.16
2 - phones		@ \$250.00 =	<u>\$500.00</u>
		Total =	\$500.00

Unit - Telephones (2bdrm), Bldg. 108 - 2028

		36 Units	@ \$750.00
Asset ID	1228	Asset Cost	\$27,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$32,267.50
Placed in Service	January 2008	Assigned Reserves	\$14,850.00
Useful Life	20		
Replacement Year	2028	Annual Assessment	\$1,535.70
Remaining Life	9	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,535.70
3 - phones		@ \$250.00 =	<u>\$750.00</u>

Vacation Report Sample
MCA Detail Report by Category

Unit - Telephones (2bdrm), Bldg. 108 continued...

Total = \$750.00

Unit - Telephones (2bdrm), Bldgs. 402,404,406 & 408 - 2023

		72 Units	@ \$750.00
Asset ID	1088	Asset Cost	\$54,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$58,451.34
Placed in Service	January 2003	Assigned Reserves	\$43,200.00
Useful Life	20		
Replacement Year	2023	Annual Assessment	\$3,025.59
Remaining Life	4	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,025.59
3 - phones		@ \$250.00 =	<u>\$750.00</u>
		Total =	\$750.00

Unit - Telephones (2bdrm), Bldgs. 501, 502, 503 & 504 - 2026

		78 Units	@ \$750.00
Asset ID	1227	Asset Cost	\$58,500.00
		Percent Replacement	100%
	FF&E	Future Cost	\$67,198.11
Placed in Service	January 2006	Assigned Reserves	\$38,025.00
Useful Life	20		
Replacement Year	2026	Annual Assessment	\$3,307.09
Remaining Life	7	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,307.09
3 - phones		@ \$250.00 =	<u>\$750.00</u>
		Total =	\$750.00

**Vacation Report Sample
MCA Detail Report by Category**

Unit - Telephones, Bldgs. 321-325 - 2036

Asset ID	1268	5 Units	@ \$900.00
		Asset Cost	\$4,500.00
		Percent Replacement	100%
	FF&E	Future Cost	\$6,301.09
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2036	Annual Assessment	\$294.12
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$294.12
4 - telephones per unit		@ \$225.00 =	<u>\$900.00</u>
		Total =	\$900.00

Unit - Wall, Ceramic Tile, Bldgs. 321-325 - 2046

Asset ID	1265	5 Units	@ \$4,320.00
		Asset Cost	\$21,600.00
		Percent Replacement	100%
	FF&E	Future Cost	\$36,868.75
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2046	Annual Assessment	\$1,083.57
Remaining Life	27	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,083.57
480 - sq.ft.		@ \$9.00 =	<u>\$4,320.00</u>
		Total =	\$4,320.00

This is for the shower/bathroom area walls.

Unit - Wall, Ceramic Tile,(1bdrm), Bldgs. 402,404,406 & 408 - 2033

Asset ID	1229	48 Units	@ \$594.00
		Asset Cost	\$28,512.00
		Percent Replacement	100%
	FF&E	Future Cost	\$37,620.98
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$2,132.38
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$2,132.38
66 - sq.ft.		@ \$9.00 =	<u>\$594.00</u>

Vacation Report Sample
MCA Detail Report by Category

Unit - Wall, Ceramic Tile,(1bdrm), Bldgs. 402,404,406 & 408 continued...

Total = \$594.00

Unit - Wall, Ceramic Tile,(1bdrm), Bldgs. 501, 502, 503 & 504 - 2036

		42 Units	@ \$594.00
Asset ID	1134	Asset Cost	\$24,948.00
		Percent Replacement	100%
	FF&E	Future Cost	\$34,933.22
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$1,630.62
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,630.62
66 - sq.ft.		@ \$9.00 =	<u>\$594.00</u>
		Total =	\$594.00

Unit - Wall, Ceramic Tile,(2bdrm), Bldg., 108 - 2038

		36 Units	@ \$1,188.00
Asset ID	1232	Asset Cost	\$42,768.00
		Percent Replacement	100%
	FF&E	Future Cost	\$62,304.90
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2038	Annual Assessment	\$2,602.14
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$2,602.14
132 - sq.ft.		@ \$9.00 =	<u>\$1,188.00</u>
		Total =	\$1,188.00

**Vacation Report Sample
MCA Detail Report by Category**

Unit - Wall, Ceramic Tile,(2bdrm), Bldgs. 402,404,406 & 408 - 2033

		72 Units	@ \$810.00
Asset ID	1230	Asset Cost	\$58,320.00
		Percent Replacement	100%
	FF&E	Future Cost	\$76,952.00
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$4,361.68
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$4,361.68
90 - sq.ft.		@ \$9.00 =	<u>\$810.00</u>
		Total =	\$810.00

Unit - Wall, Ceramic Tile,(2bdrm), Bldgs. 501, 502, 503 & 504 - 2036

		78 Units	@ \$1,782.00
Asset ID	1231	Asset Cost	\$138,996.00
		Percent Replacement	100%
	FF&E	Future Cost	\$194,627.96
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$9,084.86
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$9,084.86
198 - sq.ft.		@ \$9.00 =	<u>\$1,782.00</u>
		Total =	\$1,782.00

Unit - Window Treatments (1bdrm), Bldgs. 402,404,406 & 408 - 2019

		48 Units	@ \$1,800.00
Asset ID	1233	Asset Cost	\$86,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$86,400.00
Placed in Service	January 2010	Assigned Reserves	\$86,400.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$10,041.23
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$10,041.23
1 - unit (window treatments)		@ \$1,800.00 =	<u>\$1,800.00</u>

Vacation Report Sample
MCA Detail Report by Category

Unit - Window Treatments (1bdrm), Bldgs. 402,404,406 & 408 continued...

Total = \$1,800.00

Unit - Window Treatments (1bdrm), Bldgs. 501, 502, 503 & 504 - 2019

		42 Units	@ \$1,800.00
Asset ID	1135	Asset Cost	\$75,600.00
		Percent Replacement	100%
	FF&E	Future Cost	\$75,600.00
Placed in Service	January 2006	Assigned Reserves	\$75,600.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$8,786.08
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$8,786.08
1 - unit (window treatments)		@ \$1,800.00 =	<u>\$1,800.00</u>
		Total =	\$1,800.00

Unit - Window Treatments (2bdrm), Bldg., 108 - 2019

		36 Units	@ \$2,200.00
Asset ID	1235	Asset Cost	\$79,200.00
		Percent Replacement	100%
	FF&E	Future Cost	\$79,200.00
Placed in Service	January 2008	Assigned Reserves	\$79,200.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$9,204.46
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$9,204.46
1 - unit (window treatments)		@ \$2,200.00 =	<u>\$2,200.00</u>
		Total =	\$2,200.00

**Vacation Report Sample
MCA Detail Report by Category**

Unit - Window Treatments (2bdrm), Bldgs. 402,404,406 & 408 - 2019

		72 Units	@ \$2,200.00
Asset ID	1092	Asset Cost	\$158,400.00
		Percent Replacement	100%
	FF&E	Future Cost	\$158,400.00
Placed in Service	January 2010	Assigned Reserves	\$158,400.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$18,408.92
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$18,408.92
1 - unit (window treatments)		@ \$2,200.00 =	<u>\$2,200.00</u>
		Total =	\$2,200.00

Unit - Window Treatments (2bdrm), Bldgs. 501, 502, 503 & 504 - 2019

		78 Units	@ \$2,200.00
Asset ID	1234	Asset Cost	\$171,600.00
		Percent Replacement	100%
	FF&E	Future Cost	\$171,600.00
Placed in Service	January 2006	Assigned Reserves	\$171,600.00
Useful Life	8		
Replacement Year	2019	Annual Assessment	\$19,943.00
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$19,943.00
1 - unit (window treatments)		@ \$2,200.00 =	<u>\$2,200.00</u>
		Total =	\$2,200.00

Unit - Window Treatments, Bldgs. 321-325 - 2024

		5 Units	@ \$2,800.00
Asset ID	1266	Asset Cost	\$14,000.00
		Percent Replacement	100%
	FF&E	Future Cost	\$15,457.13
Placed in Service	January 2016	Assigned Reserves	\$5,250.00
Useful Life	8		
Replacement Year	2024	Annual Assessment	\$1,619.93
Remaining Life	5	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,619.93
1 - unit (window treatments)		@ \$2,800.00 =	<u>\$2,800.00</u>

Vacation Report Sample
MCA Detail Report by Category

Unit - Window Treatments, Bldgs. 321-325 continued...

Total = \$2,800.00

FF&E - Total Current Cost	\$12,986,336
Assigned Reserves	\$5,893,386
Fully Funded Reserves	\$8,709,911

Vacation Report Sample
MCA Detail Report by Category

Buildings - Boilers, 2003 - 2023			1 Total	@ \$24,000.00
Asset ID	1285		Asset Cost	\$24,000.00
			Percent Replacement	100%
	Mechanical/Electrical		Future Cost	\$25,978.37
Placed in Service	January 2003		Assigned Reserves	\$19,200.00
Useful Life	20			
Replacement Year	2023		Annual Assessment	\$1,344.71
Remaining Life	4		Interest Contribution	<u>\$0.00</u>
			Reserve Allocation	\$1,344.71
4 - 400k btu boilers			@ \$6,000.00 =	<u>\$24,000.00</u>
			Total =	\$24,000.00

Buildings - Boilers, 2006 - 2026			1 Total	@ \$48,000.00
Asset ID	1286		Asset Cost	\$48,000.00
			Percent Replacement	100%
	Mechanical/Electrical		Future Cost	\$55,136.91
Placed in Service	January 2006		Assigned Reserves	\$31,200.00
Useful Life	20			
Replacement Year	2026		Annual Assessment	\$2,713.51
Remaining Life	7		Interest Contribution	<u>\$0.00</u>
			Reserve Allocation	\$2,713.51
8 - 400k btu boilers			@ \$6,000.00 =	<u>\$48,000.00</u>
			Total =	\$48,000.00

Buildings - Boilers, 2008 - 2028			1 Total	@ \$12,000.00
Asset ID	1287		Asset Cost	\$12,000.00
			Percent Replacement	100%
	Mechanical/Electrical		Future Cost	\$14,341.11
Placed in Service	January 2008		Assigned Reserves	\$6,600.00
Useful Life	20			
Replacement Year	2028		Annual Assessment	\$682.53
Remaining Life	9		Interest Contribution	<u>\$0.00</u>
			Reserve Allocation	\$682.53
2 - 400k btu boilers			@ \$6,000.00 =	<u>\$12,000.00</u>

Vacation Report Sample
MCA Detail Report by Category

Buildings - Boilers, 2008 continued...

Total = \$12,000.00

Buildings - Boilers, 2018 - 2038			
Asset ID	1284	1 Total	@ \$24,000.00
		Asset Cost	\$24,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$34,963.47
Placed in Service	January 2018	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2038	Annual Assessment	\$1,460.23
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,460.23
4 - 400k btu boilers		@ \$6,000.00 =	<u>\$24,000.00</u>
		Total =	\$24,000.00

Buildings - Hot Water Heaters, 2003 - 2023			
Asset ID	1288	1 Total	@ \$16,000.00
		Asset Cost	\$16,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$17,318.91
Placed in Service	January 2003	Assigned Reserves	\$12,800.00
Useful Life	20		
Replacement Year	2023	Annual Assessment	\$896.47
Remaining Life	4	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$896.47
4 - 119 gal storage tanks		@ \$4,000.00 =	<u>\$16,000.00</u>
		Total =	\$16,000.00

**Vacation Report Sample
MCA Detail Report by Category**

Buildings - Hot Water Heaters, 2006 - 2026

Asset ID	1289	1 Total	@ \$32,000.00
		Asset Cost	\$32,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$36,757.94
Placed in Service	January 2006	Assigned Reserves	\$20,800.00
Useful Life	20		
Replacement Year	2026	Annual Assessment	\$1,809.01
Remaining Life	7	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,809.01
8 - 119 gal storage tanks		@ \$4,000.00 =	<u>\$32,000.00</u>
		Total =	\$32,000.00

Buildings - Hot Water Heaters, 2008 - 2028

Asset ID	1290	1 Total	@ \$8,000.00
		Asset Cost	\$8,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$9,560.74
Placed in Service	January 2008	Assigned Reserves	\$4,400.00
Useful Life	20		
Replacement Year	2028	Annual Assessment	\$455.02
Remaining Life	9	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$455.02
2 - 119 gal storage tanks		@ \$4,000.00 =	<u>\$8,000.00</u>
		Total =	\$8,000.00

Buildings - Hot Water Heaters, 2018 - 2038

Asset ID	1291	1 Total	@ \$16,000.00
		Asset Cost	\$16,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$23,308.98
Placed in Service	January 2018	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2038	Annual Assessment	\$973.49
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$973.49
4 - 119 gal storage tanks		@ \$4,000.00 =	<u>\$16,000.00</u>

Vacation Report Sample
MCA Detail Report by Category

Buildings - Hot Water Heaters, 2018 continued...

Total = \$16,000.00

Buildings - Hot Water Heaters, Bldgs. 321-325 - 2036

		5 Units	@ \$1,800.00
Asset ID	1136	Asset Cost	\$9,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$12,602.17
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2036	Annual Assessment	\$588.24
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$588.24
1 - hot water heater		@ \$1,800.00 =	<u>\$1,800.00</u>
		Total =	\$1,800.00

Elevator - Cab Refurbishment, Bldgs. 402,404,406 & 408 - 2019

		1 Total	@ \$24,000.00
Asset ID	1116	Asset Cost	\$24,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$24,000.00
Placed in Service	January 2003	Assigned Reserves	\$24,000.00
Useful Life	10		
Replacement Year	2019	Annual Assessment	\$2,321.53
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$2,321.53
4 - elevators		@ \$6,000.00 =	<u>\$24,000.00</u>
		Total =	\$24,000.00

Vacation Report Sample
MCA Detail Report by Category

Elevator - Cab Refurbishment, Bldgs. 501,502,503 & 504 - 2019

		1 Total	@ \$24,000.00
Asset ID	1243	Asset Cost	\$24,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$24,000.00
Placed in Service	January 2006	Assigned Reserves	\$24,000.00
Useful Life	10		
Replacement Year	2019	Annual Assessment	\$2,321.53
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$2,321.53
4 - elevators		@ \$6,000.00 =	<u>\$24,000.00</u>
		Total =	\$24,000.00

Elevator - Cab, Bldgs. 108 - 2019

		1 Total	@ \$6,000.00
Asset ID	1281	Asset Cost	\$6,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$6,000.00
Placed in Service	January 2008	Assigned Reserves	\$6,000.00
Useful Life	10		
Replacement Year	2019	Annual Assessment	\$580.38
Remaining Life	0	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$580.38
1 - elevator		@ \$6,000.00 =	<u>\$6,000.00</u>
		Total =	\$6,000.00

Elevator - Major Repairs, Bldgs. 402,404,406 & 408 - 2033

		1 Total	@ \$200,000.00
Asset ID	1117	Asset Cost	\$200,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$263,895.75
Placed in Service	January 2003	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2033	Annual Assessment	\$14,957.74
Remaining Life	14	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$14,957.74
4 - elevators		@\$50,000.00 =	<u>\$200,000.00</u>

Vacation Report Sample
MCA Detail Report by Category

Elevator - Major Repairs, Bldgs. 402,404,406 & 408 continued...

Total = \$200,000.00

Elevator - Major Repairs, Bldgs. 501,502,503 & 504 - 2036

		1 Total	@ \$200,000.00
Asset ID	1245	Asset Cost	\$200,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$280,048.28
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$13,072.11
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$13,072.11
4 - elevators		@ \$50,000.00 =	<u>\$200,000.00</u>
		Total =	\$200,000.00

Elevator - Modernization, Bldg. 108 - 2038

		1 Total	@ \$50,000.00
Asset ID	1246	Asset Cost	\$50,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$72,840.56
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2038	Annual Assessment	\$3,042.16
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$3,042.16
1 - elevator		@ \$50,000.00 =	<u>\$50,000.00</u>
		Total =	\$50,000.00

Vacation Report Sample
MCA Detail Report by Category

Fire Control Panel - Bldg. 108 - 2028			
Asset ID	1248	1 System	@ \$12,000.00
		Asset Cost	\$12,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$14,341.11
Placed in Service	January 2008	Assigned Reserves	\$6,600.00
Useful Life	20		
Replacement Year	2028	Annual Assessment	\$682.53
Remaining Life	9	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$682.53

This line item is for the replacement of the one fire control panel and updated software. It does not include any other part of the fire control system.

Fire control systems must always be in a good state of repair. Testing is done in order to detect any failures within the system. Any needed repairs and/or replacement would be done immediately.

Fire Control Panel - Bldgs. 402,404,406 & 408 - 2023			
Asset ID	1066	1 System	@ \$48,000.00
		Asset Cost	\$48,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$51,956.74
Placed in Service	January 2003	Assigned Reserves	\$38,400.00
Useful Life	20		
Replacement Year	2023	Annual Assessment	\$2,689.41
Remaining Life	4	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$2,689.41

This line item is for the replacement of the four fire control panels and updated software. It does not include any other part of the fire control system.

Fire control systems must always be in a good state of repair. Testing is done in order to detect any failures within the system. Any needed repairs and/or replacement would be done immediately.

**Vacation Report Sample
MCA Detail Report by Category**

Pool/Spa - Salt Water System, Bldgs. 321-325 - 2022

		5 Units	@ \$1,600.00
Asset ID	1278	Asset Cost	\$8,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$8,489.66
Placed in Service	January 2016	Assigned Reserves	\$4,000.00
Useful Life	6		
Replacement Year	2022	Annual Assessment	\$1,187.56
Remaining Life	3	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,187.56
1 - system		@ \$1,600.00 =	<u>\$1,600.00</u>
		Total =	\$1,600.00

Unit - Door Locks, Bldgs. 321-325 - 2036

		1 System	@ \$1,000.00
Asset ID	1271	Asset Cost	\$1,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$1,400.24
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2036	Annual Assessment	\$65.36
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$65.36

Unit - Door Locks, Bldgs. 402,404,406 & 408 - 2023

		1 System	@ \$20,000.00
Asset ID	1067	Asset Cost	\$20,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$21,648.64
Placed in Service	January 2003	Assigned Reserves	\$16,000.00
Useful Life	20		
Replacement Year	2023	Annual Assessment	\$1,120.59
Remaining Life	4	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,120.59

**Vacation Report Sample
MCA Detail Report by Category**

Unit - Door Locks, Bldgs. 501,502,503 & 504 - 2026

			1 System @ \$20,000.00
Asset ID	1249		Asset Cost \$20,000.00
			Percent Replacement 100%
	Mechanical/Electrical		Future Cost \$22,973.71
Placed in Service	January 2006		Assigned Reserves \$13,000.00
Useful Life	20		
Replacement Year	2026		Annual Assessment \$1,130.63
Remaining Life	7		Interest Contribution <u>\$0.00</u>
			Reserve Allocation \$1,130.63

Unit - Door Locks, Bldg. 108 - 2028

			1 System @ \$10,000.00
Asset ID	1250		Asset Cost \$10,000.00
			Percent Replacement 100%
	Mechanical/Electrical		Future Cost \$11,950.93
Placed in Service	January 2008		Assigned Reserves \$5,500.00
Useful Life	20		
Replacement Year	2028		Annual Assessment \$568.78
Remaining Life	9		Interest Contribution <u>\$0.00</u>
			Reserve Allocation \$568.78

Unit - HVAC, (Split System) (1bdm), Bldgs. 402,404,406 & 408 - 2033

			48 Units @ \$3,500.00
Asset ID	1236		Asset Cost \$168,000.00
			Percent Replacement 100%
	Mechanical/Electrical		Future Cost \$221,672.43
Placed in Service	January 2003		Assigned Reserves <i>none</i>
Useful Life	30		
Replacement Year	2033		Annual Assessment \$12,564.51
Remaining Life	14		Interest Contribution <u>\$0.00</u>
			Reserve Allocation \$12,564.51

1 - HVAC Split System @ \$3,500.00 = \$3,500.00
Total = \$3,500.00

The HVAC Split System that services each unit is made up of two major components. The Heat Pump is located inside the units, the condensing unit is located outside the units.

Vacation Report Sample
MCA Detail Report by Category

Unit - HVAC, (Split System) (1bdrm), Bldgs. 501, 502, 503 & 504 - 2036

		42 Units	@ \$3,500.00
Asset ID	1137	Asset Cost	\$147,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$205,835.49
Placed in Service	January 2006	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2036	Annual Assessment	\$9,608.00
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$9,608.00

1 - HVAC Split System @ \$3,500.00 = \$3,500.00
Total = \$3,500.00

The HVAC Split System that services each unit is made up of two major components. The Heat Pump is located inside the units, the condensing unit is located outside the units.

Unit - HVAC, (Split System) (2bdrm), Bldg., 108 - 2038

		36 Units	@ \$3,500.00
Asset ID	1238	Asset Cost	\$126,000.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$183,558.21
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2038	Annual Assessment	\$7,666.23
Remaining Life	19	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$7,666.23

1 - HVAC Split System @ \$3,500.00 = \$3,500.00
Total = \$3,500.00

The HVAC Split System that services each unit is made up of two major components. The Heat Pump is located inside the units, the condensing unit is located outside the units.

**Vacation Report Sample
MCA Detail Report by Category**

Unit - HVAC, (Split System), Bldgs. 321-325 - 2036

		5 Units	@ \$3,500.00
Asset ID	1272	Asset Cost	\$17,500.00
		Percent Replacement	100%
	Mechanical/Electrical	Future Cost	\$24,504.22
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2036	Annual Assessment	\$1,143.81
Remaining Life	17	Interest Contribution	<u>\$0.00</u>
		Reserve Allocation	\$1,143.81

1 - HVAC Heat Pump/Condensing Unit @ \$3,500.00 = \$3,500.00
Total = \$3,500.00

This line item is for the replacement of the HVAC split system that services the unit.

The HVAC Split System that services each unit is made up of two major components. The Heat Pump is located inside the units, the condensing unit is located outside the units.

Mechanical/Electrical - Total Current Cost	\$1,864,500
Assigned Reserves	\$263,700
Fully Funded Reserves	\$937,192

**Vacation Report Sample
MCA Detail Report by Category**

Detail Report Summary

Total of All Assets

Assigned Reserves	\$7,458,347.16
Annual Contribution	\$1,579,049.99
Annual Interest	\$0.00
Annual Allocation	\$1,579,049.99

Contingency at 1.00%

Assigned Reserves	\$75,336.84
Annual Contribution	\$15,950.00
Annual Interest	\$0.00
Annual Allocation	\$15,950.00

Grand Total

Assigned Reserves	\$7,533,684.00
Annual Contribution	\$1,594,999.99
Annual Interest	\$0.00
Annual Allocation	\$1,594,999.99

**Vacation Report Sample
MCA Category Detail Index**

Asset ID	Description	Replacement	Page
1285	Buildings - Boilers, 2003	2023	2-85
1286	Buildings - Boilers, 2006	2026	2-85
1287	Buildings - Boilers, 2008	2028	2-85
1284	Buildings - Boilers, 2018	2038	2-86
1180	Buildings - Exterior, Door, Bldg. 108	2028	2-34
1179	Buildings - Exterior, Door, Bldgs. 402,404,406 & 4..	2026	2-34
1093	Buildings - Exterior, Door, Bldgs. 501, 502, 503 & ..	2019	2-34
1274	Buildings - Exterior, Door, Door, Bldgs. 321-325	2046	2-35
1184	Buildings - Exterior, Lightng, Bldg. 108	2023	2-35
1183	Buildings - Exterior, Lightng, Bldgs. 402,404,406 ..	2019	2-36
1069	Buildings - Exterior, Lightng, Bldgs. 501,502,503 ..	2021	2-36
1174	Buildings - Exterior, Paint, All Bldgs.	2028	2-31
1176	Buildings - Gutters & Downspouts, Bldg. 108	2038	2-37
1275	Buildings - Gutters & Downspouts, Bldgs. 321-325	2046	2-37
1175	Buildings - Gutters & Downspouts, Bldgs. 402,404,..	2036	2-37
1027	Buildings - Gutters & Downspouts, Bldgs. 501,502,..	2033	2-38
1288	Buildings - Hot Water Heaters, 2003	2023	2-86
1289	Buildings - Hot Water Heaters, 2006	2026	2-87
1290	Buildings - Hot Water Heaters, 2008	2028	2-87
1291	Buildings - Hot Water Heaters, 2018	2038	2-87
1136	Buildings - Hot Water Heaters, Bldgs. 321-325	2036	2-88
1178	Buildings - Railing, Bldg. 108	2028	2-38
1177	Buildings - Railing, Bldgs. 402,404,406 & 408	2028	2-39
1004	Buildings - Railing, Bldgs. 501, 502, 503 & 504	2028	2-39
1182	Buildings - Stairways, Bldg. 108	2038	2-39
1181	Buildings - Stairways, Bldgs. 402,404,406 & 408	2033	2-40
1112	Buildings - Stairways, Bldgs. 501,502,503 & 504	2036	2-40
1116	Elevator - Cab Refurbishment, Bldgs. 402,404,406 ..	2019	2-88
1243	Elevator - Cab Refurbishment, Bldgs. 501,502,503 ..	2019	2-89
1281	Elevator - Cab, Bldgs. 108	2019	2-89
1117	Elevator - Major Repairs, Bldgs. 402,404,406 & 408	2033	2-89
1245	Elevator - Major Repairs, Bldgs. 501,502,503 & 504	2036	2-90
1246	Elevator - Modernization, Bldg. 108	2038	2-90
1248	Fire Control Panel - Bldg. 108	2028	2-91
1066	Fire Control Panel - Bldgs. 402,404,406 & 408	2023	2-91
1247	Fire Control Panel - Bldgs. 501,502,503 & 504	2026	2-92
1120	Patio - Furniture (1bdm), Bldgs. 402,404,406 & 408	2019	2-41
1189	Patio - Furniture (1bdm), Bldgs. 501,502,503 & 504	2019	2-41

**Vacation Report Sample
MCA Category Detail Index**

Asset ID	Description	Replacement	Page
1191	Patio - Furniture (2bdrm), Bldg., 108	2019	2-42
1190	Patio - Furniture (2bdrm), Bldgs. 402,404,406 & 408	2019	2-42
1094	Patio - Furniture (2bdrm), Bldgs. 501,502,503 & 504	2019	2-43
1253	Patio/Pool - Furniture, Bldgs. 321-325	2022	2-46
1276	Pool - Resurfacing, Bldgs. 321-325	2034	2-43
1277	Pool/Spa - Deck, Resurfacing, Bldgs. 321-325	2028	2-44
1269	Pool/Spa - Filter/Heater, Bldgs. 321-325	2034	2-92
1278	Pool/Spa - Salt Water System, Bldgs. 321-325	2022	2-93
1279	Pool/Spa - Screens, Bldgs. 321-325	2028	2-44
1239	Roofs - Asphalt Shingle, Bldg. 108	2038	2-29
1240	Roofs - Asphalt Shingle, Bldgs., 402,404,406 & 408	2033	2-29
1241	Roofs - Asphalt Shingle, Bldgs., 501,502,503 & 504	2036	2-29
1292	Roofs - Clay Tile, Bldgs. 321-325	2046	2-30
1280	Spa - Resurfacing, Bldgs. 321-325	2034	2-44
1121	Unit - Accessories (1bdrm), Bldgs. 402,404,406 & 4..	2021	2-46
1192	Unit - Accessories (1bdrm), Bldgs. 501, 502, 503 & ..	2021	2-46
1194	Unit - Accessories (2bdrm), Bldg., 108	2021	2-47
1193	Unit - Accessories (2bdrm), Bldgs. 402,404,406 & 4..	2021	2-47
1096	Unit - Accessories (2bdrm), Bldgs. 501, 502, 503 & ..	2021	2-47
1254	Unit - Accessories, Bldgs. 321-325	2020	2-48
1195	Unit - Appliances (1bdrm), Bldgs. 402,404,406 & 408	2019	2-48
1122	Unit - Appliances (1bdrm), Bldgs. 501, 502, 503 & ..	2019	2-49
1197	Unit - Appliances (2bdrm), Bldg. 108	2019	2-49
1139	Unit - Appliances (2bdrm), Bldgs. 402,404,406 & 408	2019	2-50
1196	Unit - Appliances (2bdrm), Bldgs. 501, 502, 503 & ..	2019	2-50
1255	Unit - Appliances, Bldgs. 321-325	2026	2-51
1198	Unit - Artwork (1bdrm), Bldgs. 402,404,406 & 408	2025	2-51
1123	Unit - Artwork (1bdrm), Bldgs. 501, 502, 503 & 504	2025	2-52
1200	Unit - Artwork (2bdrm), Bldg. 108	2025	2-52
1140	Unit - Artwork (2bdrm), Bldgs. 402,404,406 & 408	2025	2-52
1199	Unit - Artwork (2bdrm), Bldgs. 501, 502, 503 & 504	2025	2-53
1256	Unit - Artwork, Bldgs. 321-325	2024	2-53
1210	Unit - Bed Sets (1bdrm), Bldgs. 402,404,406 & 408	2020	2-54
1127	Unit - Bed Sets (1bdrm), Bldgs. 501, 502, 503 & 504	2021	2-54
1212	Unit - Bed Sets (2bdrm), Bldg., 108	2019	2-54
1019	Unit - Bed Sets (2bdrm), Bldgs. 402,404,406 & 408	2020	2-55
1211	Unit - Bed Sets (2bdrm), Bldgs. 501, 502, 503 & 504	2021	2-55
1260	Unit - Bed Sets, Bldgs. 321-325	2026	2-56

**Vacation Report Sample
MCA Category Detail Index**

Asset ID	Description	Replacement	Page
1201	Unit - Cabinet/Counter Top, (1bdrm), Bldgs. 402,40..	2033	2-56
1124	Unit - Cabinet/Counter Top, (1bdrm), Bldgs. 501, 5..	2036	2-56
1203	Unit - Cabinet/Counter Top, (2bdrm), Bldg. 108	2038	2-57
1077	Unit - Cabinet/Counter Top, (2bdrm), Bldgs. 402,40..	2033	2-57
1202	Unit - Cabinet/Counter Top, (2bdrm), Bldgs. 501, 5..	2036	2-58
1257	Unit - Cabinet/Counter Top, Bldgs. 321-325	2046	2-58
1204	Unit - Carpet, (1bdrm), Bldgs. 402,404,406 & 408	2019	2-59
1125	Unit - Carpet, (1bdrm), Bldgs. 501, 502, 503 & 504	2019	2-59
1206	Unit - Carpet, (2bdrm), Bldg., 108	2019	2-59
1079	Unit - Carpet, (2bdrm), Bldgs. 402,404,406 & 408	2019	2-60
1205	Unit - Carpet, (2bdrm), Bldgs. 501, 502, 503 & 504	2019	2-60
1258	Unit - Carpet, Bldgs. 321-325	2024	2-61
1213	Unit - Case Goods (1bdrm), Bldgs. 402,404,406 & 4..	2020	2-61
1128	Unit - Case Goods (1bdrm), Bldgs. 501, 502, 503 & ..	2021	2-62
1214	Unit - Case Goods (2bdrm), Bldg. 108	2019	2-62
1017	Unit - Case Goods (2bdrm), Bldgs. 402,404,406 & 4..	2020	2-63
1145	Unit - Case Goods (2bdrm), Bldgs. 501, 502, 503 & ..	2021	2-63
1261	Unit - Case Goods, Bldgs. 321-325	2026	2-64
1259	Unit - Ceramic Tile, Bldgs. 321-325	2046	2-64
1207	Unit - Ceramic Tile,(1bdrm), Bldgs. 402,404,406 & ..	2033	2-65
1126	Unit - Ceramic Tile,(1bdrm), Bldgs. 501, 502, 503 ..	2036	2-65
1209	Unit - Ceramic Tile,(2bdrm), Bldg. 108	2038	2-66
1083	Unit - Ceramic Tile,(2bdrm), Bldgs. 402,404,406 & ..	2033	2-66
1208	Unit - Ceramic Tile,(2bdrm), Bldgs. 501, 502, 503 ..	2036	2-66
1271	Unit - Door Locks, Bldgs. 321-325	2036	2-93
1067	Unit - Door Locks, Bldgs. 402,404,406 & 408	2023	2-93
1249	Unit - Door Locks, Bldgs. 501,502,503 & 504	2026	2-94
1250	Unit - Door Locks, Bldg. 108	2028	2-94
1129	Unit - Furniture, Soft Goods (1bdrm), Bldgs. 501, 5..	2019	2-67
1242	Unit - Furniture, Soft Goods (2bdrm), Bldg. 108	2019	2-67
1018	Unit - Furniture, Soft Goods (2bdrm), Bldgs. 402,40..	2019	2-68
1146	Unit - Furniture, Soft Goods (2bdrm), Bldgs. 501, 5..	2019	2-68
1262	Unit - Furniture, Soft Goods, Bldgs. 321-325	2021	2-69
1236	Unit - HVAC, (Split System) (1bdrm), Bldgs. 402,4..	2033	2-94
1137	Unit - HVAC, (Split System) (1bdrm), Bldgs. 501, 5..	2036	2-95
1238	Unit - HVAC, (Split System) (2bdrm), Bldg., 108	2038	2-95
1103	Unit - HVAC, (Split System) (2bdrm), Bldgs. 402,4..	2033	2-96
1237	Unit - HVAC, (Split System) (2bdrm), Bldgs. 501, 5..	2036	2-96

**Vacation Report Sample
MCA Category Detail Index**

Asset ID	Description	Replacement	Page
1272	Unit - HVAC, (Split System), Bldgs. 321-325	2036	2-97
1185	Unit - Interior Paint (1bdrm), Bldgs. 402,404,406 & ..2019		2-31
1119	Unit - Interior Paint (1bdrm), Bldgs. 501,502,503 & ..2019		2-31
1188	Unit - Interior Paint (2bdrm), Bldg. 108	2019	2-32
1072	Unit - Interior Paint (2bdrm), Bldgs. 402,404,406 & ..2019		2-32
1187	Unit - Interior Paint (2bdrm), Bldgs. 501,502,503 & ..2019		2-32
1282	Unit - Interior Paint, Bldgs. 321-325	2024	2-33
1217	Unit - Kitchen Sinks, (1bdrm), Bldgs. 402,404,406 ..	2033	2-69
1130	Unit - Kitchen Sinks, (1bdrm), Bldgs. 501, 502, 503 ..	2036	2-69
1219	Unit - Kitchen Sinks, (2bdrm), Bldg. 108	2038	2-70
1058	Unit - Kitchen Sinks, (2bdrm), Bldgs. 402,404,406 ..	2033	2-70
1218	Unit - Kitchen Sinks, (2bdrm), Bldgs. 501, 502, 503 ..	2036	2-71
1220	Unit - Plumbing Fixtures (1bdrm), Bldgs. 402,404,4..	2033	2-71
1131	Unit - Plumbing Fixtures (1bdrm), Bldgs. 501, 502, ..	2036	2-71
1222	Unit - Plumbing Fixtures (2bdrm), Bldg. 108	2038	2-72
1109	Unit - Plumbing Fixtures (2bdrm), Bldgs. 402,404,4..	2033	2-72
1221	Unit - Plumbing Fixtures (2bdrm), Bldgs. 501, 502, ..	2036	2-73
1264	Unit - Plumbing Fixtures, Bldgs. 321-325	2046	2-73
1215	Unit - Soft Goods (1bdrm), Bldgs. 402,404,406 & 4..	2019	2-74
1223	Unit - TV (1bdrm), Bldgs. 402,404,406 & 408	2023	2-74
1132	Unit - TV (1bdrm), Bldgs. 501, 502, 503 & 504	2026	2-75
1225	Unit - TV (2bdrm), Bldg. 108	2028	2-75
1071	Unit - TV (2bdrm), Bldgs. 402,404,406 & 408	2023	2-75
1224	Unit - TV (2bdrm), Bldgs. 501, 502, 503 & 504	2026	2-76
1267	Unit - TV, Bldgs. 321-325	2036	2-76
1226	Unit - Telephones (1bdrm), Bldgs. 402,404,406 & 4..	2023	2-77
1133	Unit - Telephones (1bdrm), Bldgs. 501, 502, 503 & ..	2026	2-77
1228	Unit - Telephones (2bdrm), Bldg. 108	2028	2-77
1088	Unit - Telephones (2bdrm), Bldgs. 402,404,406 & 4..	2023	2-78
1227	Unit - Telephones (2bdrm), Bldgs. 501, 502, 503 & ..	2026	2-78
1268	Unit - Telephones, Bldgs. 321-325	2036	2-79
1265	Unit - Wall, Ceramic Tile, Bldgs. 321-325	2046	2-79
1229	Unit - Wall, Ceramic Tile,(1bdrm), Bldgs. 402,404,4..	2033	2-79
1134	Unit - Wall, Ceramic Tile,(1bdrm), Bldgs. 501, 502, ..	2036	2-80
1232	Unit - Wall, Ceramic Tile,(2bdrm), Bldg., 108	2038	2-80
1230	Unit - Wall, Ceramic Tile,(2bdrm), Bldgs. 402,404,4..	2033	2-81
1231	Unit - Wall, Ceramic Tile,(2bdrm), Bldgs. 501, 502, ..	2036	2-81
1233	Unit - Window Treatments (1bdrm), Bldgs. 402,404,..	2019	2-81

**Vacation Report Sample
MCA Category Detail Index**

Asset ID	Description	Replacement	Page
1135	Unit - Window Treatments (1bdrm), Bldgs. 501, 502..	2019	2-82
1235	Unit - Window Treatments (2bdrm), Bldg., 108	2019	2-82
1092	Unit - Window Treatments (2bdrm), Bldgs. 402,404,..	2019	2-83
1234	Unit - Window Treatments (2bdrm), Bldgs. 501, 502..	2019	2-83
1266	Unit - Window Treatments, Bldgs. 321-325	2024	2-83
	Total Funded Assets	157	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	157	

**Vacation Report Sample
MCA Asset Summary Report**

Description	Asset ID	Date In Service	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Roofing									
Roofs - Asphalt Shingle, Bldg. 108	1239	2038	81,630	30	0	19	118,919	1 @	81,630.00
Roofs - Asphalt Shingle, Bldgs., 402,..	1240	2033	255,240	30	0	14	336,784	1 @	255,240.00
Roofs - Asphalt Shingle, Bldgs., 501,..	1241	2036	255,240	30	0	17	357,398	1 @	255,240.00
Roofs - Clay Tile, Bldgs. 321-325	1292	2046	14,070	10	20	27	24,016	1 @	14,070.00
Painting									
Buildings - Exterior, Paint, All Bldgs.	1174	2028	460,000	10	0	9	549,743	1 @	460,000.00
Unit - Interior Paint (1bdm), Bldgs. ..	1185	2019	76,800	8	0	0	76,800	48 @	1,600.00
Unit - Interior Paint (1bdm), Bldgs. ..	1119	2019	67,200	8	0	0	67,200	42 @	1,600.00
Unit - Interior Paint (2bdm), Bldg. ..	1188	2019	79,200	8	0	0	79,200	36 @	2,200.00
Unit - Interior Paint (2bdm), Bldgs. ..	1072	2019	158,400	8	0	0	158,400	72 @	2,200.00
Unit - Interior Paint (2bdm), Bldgs. ..	1187	2019	171,600	8	0	0	171,600	78 @	2,200.00
Unit - Interior Paint, Bldgs. 321-325	1282	2024	18,000	8	0	5	19,873	5 @	3,600.00
Common Area									
Buildings - Exterior, Door, Bldg. 108	1180	2028	13,440	20	0	9	16,062	1 @	13,440.00
Buildings - Exterior, Door, Bldgs. 40..	1179	2026	60,800	20	0	7	69,840	1 @	60,800.00
Buildings - Exterior, Door, Bldgs. 50..	1093	2019	68,160	20	0	0	68,160	1 @	68,160.00
Buildings - Exterior, Door, Door, Bld..	1274	2046	12,000	30	0	27	20,483	5 @	2,400.00
Buildings - Exterior, Lighitng, Bldg. ..	1184	2023	18,125	15	0	4	19,619	1 @	18,125.00
Buildings - Exterior, Lighitng, Bldgs...	1183	2019	76,800	15	0	0	76,800	1 @	76,800.00
Buildings - Exterior, Lighitng, Bldgs...	1069	2021	77,175	15	0	2	80,293	1 @	77,175.00
Buildings - Gutters & Downspouts, B..	1176	2038	5,568	30	0	19	8,112	1 @	5,568.00
Buildings - Gutters & Downspouts, B..	1275	2046	5,880	30	0	27	10,036	5 @	1,176.00
Buildings - Gutters & Downspouts, B..	1175	2036	48,000	30	0	17	67,212	1 @	48,000.00
Buildings - Gutters & Downspouts, B..	1027	2033	51,600	30	0	14	68,085	1 @	51,600.00
Buildings - Railing, Bldg. 108	1178	2028	37,250	25	0	9	44,517	1 @	37,250.00
Buildings - Railing, Bldgs. 402,404,4..	1177	2028	174,500	25	0	9	208,544	1 @	174,500.00
Buildings - Railing, Bldgs. 501, 502, ..	1004	2028	181,750	25	0	9	217,208	1 @	181,750.00
Buildings - Stairways, Bldg. 108	1182	2038	72,000	30	0	19	104,890	1 @	72,000.00
Buildings - Stairways, Bldgs. 402,404..	1181	2033	144,000	30	0	14	190,005	1 @	144,000.00
Buildings - Stairways, Bldgs. 501,502..	1112	2036	144,000	30	0	17	201,635	1 @	144,000.00
Patio - Furniture (1bdm), Bldgs. 40..	1120	2019	43,200	6	0	0	43,200	72 @	600.00
Patio - Furniture (1bdm), Bldgs. 50..	1189	2019	46,800	6	0	0	46,800	78 @	600.00
Patio - Furniture (2bdm), Bldg., 108	1191	2019	21,600	6	0	0	21,600	36 @	600.00
Patio - Furniture (2bdm), Bldgs. 40..	1190	2019	46,800	6	0	0	46,800	78 @	600.00
Patio - Furniture (2bdm), Bldgs. 50..	1094	2019	46,800	6	0	0	46,800	78 @	600.00
Pool - Resurfacing, Bldgs. 321-325	1276	2034	36,000	18	0	15	48,451	5 @	7,200.00
Pool/Spa - Deck, Resurfacing, Bldgs. ..	1277	2028	11,000	12	0	9	13,146	5 @	2,200.00
Pool/Spa - Screens, Bldgs. 321-325	1279	2028	19,000	12	0	9	22,707	5 @	3,800.00
Spa - Resurfacing, Bldgs. 321-325	1280	2034	15,000	18	0	15	20,188	5 @	3,000.00
FF&E									
Patio/Pool - Furniture, Bldgs. 321-325	1253	2022	8,000	6	0	3	8,490	5 @	1,600.00

**Vacation Report Sample
MCA Asset Summary Report**

Description	Asset ID	Date In Service	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
<i>FF&E continued...</i>									
Unit - Accessories (1bdrm), Bldgs. 40..	1121	2021	72,000	4	0	2	74,909	72 @	1,000.00
Unit - Accessories (1bdrm), Bldgs. 50..	1192	2021	78,000	4	0	2	81,151	78 @	1,000.00
Unit - Accessories (2bdrm), Bldg., 108	1194	2021	50,400	4	0	2	52,436	36 @	1,400.00
Unit - Accessories (2bdrm), Bldgs. 40..	1193	2021	100,800	4	0	2	104,872	72 @	1,400.00
Unit - Accessories (2bdrm), Bldgs. 50..	1096	2021	109,200	4	0	2	113,612	78 @	1,400.00
Unit - Accessories, Bldgs. 321-325	1254	2020	8,000	4	0	1	8,160	5 @	1,600.00
Unit - Appliances (1bdrm), Bldgs. 40..	1195	2019	316,800	10	0	0	316,800	72 @	4,400.00
Unit - Appliances (1bdrm), Bldgs. 50..	1122	2019	343,200	10	0	0	343,200	78 @	4,400.00
Unit - Appliances (2bdrm), Bldg. 108	1197	2019	158,400	10	0	0	158,400	36 @	4,400.00
Unit - Appliances (2bdrm), Bldgs. 40..	1139	2019	316,800	10	0	0	316,800	72 @	4,400.00
Unit - Appliances (2bdrm), Bldgs. 50..	1196	2019	343,200	10	0	0	343,200	78 @	4,400.00
Unit - Appliances, Bldgs. 321-325	1255	2026	33,000	10	0	7	37,907	5 @	6,600.00
Unit - Artwork (1bdrm), Bldgs. 402,..	1198	2025	28,800	8	0	6	32,433	72 @	400.00
Unit - Artwork (1bdrm), Bldgs. 501, ..	1123	2025	31,200	8	0	6	35,136	78 @	400.00
Unit - Artwork (2bdrm), Bldg. 108	1200	2025	28,800	8	0	6	32,433	36 @	800.00
Unit - Artwork (2bdrm), Bldgs. 402,..	1140	2025	57,600	8	0	6	64,867	72 @	800.00
Unit - Artwork (2bdrm), Bldgs. 501, ..	1199	2025	62,400	8	0	6	70,273	78 @	800.00
Unit - Artwork, Bldgs. 321-325	1256	2024	17,500	8	0	5	19,321	5 @	3,500.00
Unit - Bed Sets (1bdrm), Bldgs. 402,..	1210	2020	57,600	10	0	1	58,752	48 @	1,200.00
Unit - Bed Sets (1bdrm), Bldgs. 501, ..	1127	2021	50,400	10	0	2	52,436	42 @	1,200.00
Unit - Bed Sets (2bdrm), Bldg., 108	1212	2019	86,400	10	0	0	86,400	36 @	2,400.00
Unit - Bed Sets (2bdrm), Bldgs. 402,..	1019	2020	172,800	10	0	1	176,256	72 @	2,400.00
Unit - Bed Sets (2bdrm), Bldgs. 501, ..	1211	2021	187,200	10	0	2	194,763	78 @	2,400.00
Unit - Bed Sets, Bldgs. 321-325	1260	2026	18,000	10	0	7	20,676	5 @	3,600.00
Unit - Cabinet/Counter Top, (1bdrm..	1201	2033	565,200	30	0	14	745,769	72 @	7,850.00
Unit - Cabinet/Counter Top, (1bdrm..	1124	2036	510,900	30	0	17	715,383	78 @	6,550.00
Unit - Cabinet/Counter Top, (2bdrm..	1203	2038	400,500	30	0	19	583,453	36 @	11,125.00
Unit - Cabinet/Counter Top, (2bdrm..	1077	2033	1,139,400	30	0	14	1,503,414	72 @	15,825.00
Unit - Cabinet/Counter Top, (2bdrm..	1202	2036	799,500	30	0	17	1,119,493	78 @	10,250.00
Unit - Cabinet/Counter Top, Bldgs. 3..	1257	2046	123,250	30	0	27	210,374	5 @	24,650.00
Unit - Carpet, (1bdrm), Bldgs. 402,4..	1204	2019	86,400	8	0	0	86,400	72 @	1,200.00
Unit - Carpet, (1bdrm), Bldgs. 501, 5..	1125	2019	93,600	8	0	0	93,600	78 @	1,200.00
Unit - Carpet, (2bdrm), Bldg., 108	1206	2019	79,200	8	0	0	79,200	36 @	2,200.00
Unit - Carpet, (2bdrm), Bldgs. 402,4..	1079	2019	158,400	8	0	0	158,400	72 @	2,200.00
Unit - Carpet, (2bdrm), Bldgs. 501, 5..	1205	2019	171,600	8	0	0	171,600	78 @	2,200.00
Unit - Carpet, Bldgs. 321-325	1258	2024	44,450	8	0	5	49,076	5 @	8,890.00
Unit - Case Goods (1bdrm), Bldgs. 4..	1213	2020	275,400	10	0	1	280,908	72 @	3,825.00
Unit - Case Goods (1bdrm), Bldgs. 5..	1128	2021	298,350	10	0	2	310,403	78 @	3,825.00
Unit - Case Goods (2bdrm), Bldg. 108	1214	2019	213,300	10	0	0	213,300	36 @	5,925.00
Unit - Case Goods (2bdrm), Bldgs. 4..	1017	2020	415,800	10	0	1	424,116	72 @	5,775.00
Unit - Case Goods (2bdrm), Bldgs. 5..	1145	2021	415,350	10	0	2	432,130	78 @	5,325.00
Unit - Case Goods, Bldgs. 321-325	1261	2026	59,500	10	0	7	68,347	5 @	11,900.00
Unit - Ceramic Tile, Bldgs. 321-325	1259	2046	21,240	30	0	27	36,254	5 @	4,248.00

**Vacation Report Sample
MCA Asset Summary Report**

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<i>FF&E continued...</i>									
Unit - Ceramic Tile,(1bdrm), Bldgs. ..	1207	2033	248,832	30	0	14	328,329	72 @	3,456.00
Unit - Ceramic Tile,(1bdrm), Bldgs. ..	1126	2036	205,920	30	0	17	288,338	78 @	2,640.00
Unit - Ceramic Tile,(2bdrm), Bldg. 1..	1209	2038	114,912	30	0	19	167,405	36 @	3,192.00
Unit - Ceramic Tile,(2bdrm), Bldgs. ..	1083	2033	277,344	30	0	14	365,950	72 @	3,852.00
Unit - Ceramic Tile,(2bdrm), Bldgs. ..	1208	2036	289,224	30	0	17	404,983	78 @	3,708.00
Unit - Furniture, Soft Goods (1bdrm)..	1129	2019	71,400	5	0	0	71,400	42 @	1,700.00
Unit - Furniture, Soft Goods (2bdrm)..	1242	2019	61,200	5	0	0	61,200	36 @	1,700.00
Unit - Furniture, Soft Goods (2bdrm)..	1018	2019	122,400	5	0	0	122,400	72 @	1,700.00
Unit - Furniture, Soft Goods (2bdrm)..	1146	2019	249,600	5	0	0	249,600	78 @	3,200.00
Unit - Furniture, Soft Goods, Bdgs. 3..	1262	2021	24,000	5	0	2	24,970	5 @	4,800.00
Unit - Kitchen Sinks, (1bdrm), Bldgs..	1217	2033	34,560	30	0	14	45,601	48 @	720.00
Unit - Kitchen Sinks, (1bdrm), Bldgs..	1130	2036	30,240	30	0	17	42,343	42 @	720.00
Unit - Kitchen Sinks, (2bdrm), Bldg. ..	1219	2038	25,920	30	0	19	37,761	36 @	720.00
Unit - Kitchen Sinks, (2bdrm), Bldgs..	1058	2033	51,840	30	0	14	68,402	72 @	720.00
Unit - Kitchen Sinks, (2bdrm), Bldgs..	1218	2036	56,160	30	0	17	78,638	78 @	720.00
Unit - Plumbing Fixtures (1bdrm), Bl..	1220	2033	72,960	30	0	14	96,269	48 @	1,520.00
Unit - Plumbing Fixtures (1bdrm), Bl..	1131	2036	63,840	30	0	17	89,391	42 @	1,520.00
Unit - Plumbing Fixtures (2bdrm), Bl..	1222	2038	152,640	30	0	19	222,368	36 @	4,240.00
Unit - Plumbing Fixtures (2bdrm), Bl..	1109	2033	305,280	30	0	14	402,810	72 @	4,240.00
Unit - Plumbing Fixtures (2bdrm), Bl..	1221	2036	277,680	30	0	17	388,819	78 @	3,560.00
Unit - Plumbing Fixtures, Bldgs. 321-..	1264	2046	36,600	30	0	27	62,472	5 @	7,320.00
Unit - Soft Goods (1bdrm), Bldgs. 40..	1215	2019	129,600	5	0	0	129,600	48 @	2,700.00
Unit - TV (1bdrm), Bldgs. 402,404,40..	1223	2023	48,000	20	0	4	51,957	48 @	1,000.00
Unit - TV (1bdrm), Bldgs. 501, 502, ..	1132	2026	42,000	20	0	7	48,245	42 @	1,000.00
Unit - TV (2bdrm), Bldg. 108	1225	2028	54,000	20	0	9	64,535	36 @	1,500.00
Unit - TV (2bdrm), Bldgs. 402,404,40..	1071	2023	108,000	20	0	4	116,903	72 @	1,500.00
Unit - TV (2bdrm), Bldgs. 501, 502, ..	1224	2026	117,000	20	0	7	134,396	78 @	1,500.00
Unit - TV, Bldgs. 321-325	1267	2036	18,000	20	0	17	25,204	5 @	3,600.00
Unit - Telephones (1bdrm), Bldgs. 40..	1226	2023	24,000	20	0	4	25,978	48 @	500.00
Unit - Telephones (1bdrm), Bldgs. 50..	1133	2026	21,000	20	0	7	24,122	42 @	500.00
Unit - Telephones (2bdrm), Bldg. 108	1228	2028	27,000	20	0	9	32,267	36 @	750.00
Unit - Telephones (2bdrm), Bldgs. 40..	1088	2023	54,000	20	0	4	58,451	72 @	750.00
Unit - Telephones (2bdrm), Bldgs. 50..	1227	2026	58,500	20	0	7	67,198	78 @	750.00
Unit - Telephones, Bldgs. 321-325	1268	2036	4,500	20	0	17	6,301	5 @	900.00
Unit - Wall, Ceramic Tile, Bldgs. 32..	1265	2046	21,600	30	0	27	36,869	5 @	4,320.00
Unit - Wall, Ceramic Tile,(1bdrm), ..	1229	2033	28,512	30	0	14	37,621	48 @	594.00
Unit - Wall, Ceramic Tile,(1bdrm), ..	1134	2036	24,948	30	0	17	34,933	42 @	594.00
Unit - Wall, Ceramic Tile,(2bdrm), ..	1232	2038	42,768	30	0	19	62,305	36 @	1,188.00
Unit - Wall, Ceramic Tile,(2bdrm), ..	1230	2033	58,320	30	0	14	76,952	72 @	810.00
Unit - Wall, Ceramic Tile,(2bdrm), ..	1231	2036	138,996	30	0	17	194,628	78 @	1,782.00
Unit - Window Treatments (1bdrm), ..	1233	2019	86,400	8	0	0	86,400	48 @	1,800.00
Unit - Window Treatments (1bdrm), ..	1135	2019	75,600	8	0	0	75,600	42 @	1,800.00
Unit - Window Treatments (2bdrm), ..	1235	2019	79,200	8	0	0	79,200	36 @	2,200.00

**Vacation Report Sample
MCA Asset Summary Report**

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<i>FF&E continued...</i>									
Unit - Window Treatments (2bdrm), ..	1092	2019	158,400	8	0	0	158,400	72 @	2,200.00
Unit - Window Treatments (2bdrm), ..	1234	2019	171,600	8	0	0	171,600	78 @	2,200.00
Unit - Window Treatments, Bldgs. 3..	1266	2024	14,000	8	0	5	15,457	5 @	2,800.00
Mechanical/Electrical									
Buildings - Boilers, 2003	1285	2023	24,000	20	0	4	25,978	1 @	24,000.00
Buildings - Boilers, 2006	1286	2026	48,000	20	0	7	55,137	1 @	48,000.00
Buildings - Boilers, 2008	1287	2028	12,000	20	0	9	14,341	1 @	12,000.00
Buildings - Boilers, 2018	1284	2038	24,000	20	0	19	34,963	1 @	24,000.00
Buildings - Hot Water Heaters, 2003	1288	2023	16,000	20	0	4	17,319	1 @	16,000.00
Buildings - Hot Water Heaters, 2006	1289	2026	32,000	20	0	7	36,758	1 @	32,000.00
Buildings - Hot Water Heaters, 2008	1290	2028	8,000	20	0	9	9,561	1 @	8,000.00
Buildings - Hot Water Heaters, 2018	1291	2038	16,000	20	0	19	23,309	1 @	16,000.00
Buildings - Hot Water Heaters, Bldg..	1136	2036	9,000	20	0	17	12,602	5 @	1,800.00
Elevator - Cab Refurbishment, Bldgs..	1116	2019	24,000	10	0	0	24,000	1 @	24,000.00
Elevator - Cab Refurbishment, Bldgs..	1243	2019	24,000	10	0	0	24,000	1 @	24,000.00
Elevator - Cab, Bldgs. 108	1281	2019	6,000	10	0	0	6,000	1 @	6,000.00
Elevator - Major Repairs, Bldgs. 402..	1117	2033	200,000	30	0	14	263,896	1 @	200,000.00
Elevator - Major Repairs, Bldgs. 501..	1245	2036	200,000	30	0	17	280,048	1 @	200,000.00
Elevator - Modernization, Bldg. 108	1246	2038	50,000	30	0	19	72,841	1 @	50,000.00
Fire Control Panel - Bldg. 108	1248	2028	12,000	20	0	9	14,341	1 @	12,000.00
Fire Control Panel - Bldgs. 402,404,4..	1066	2023	48,000	20	0	4	51,957	1 @	48,000.00
Fire Control Panel - Bldgs. 501,502,5..	1247	2026	48,000	20	0	7	55,137	1 @	48,000.00
Pool/Spa - Filter/Heater, Bldgs. 321-..	1269	2034	21,000	18	0	15	28,263	5 @	4,200.00
Pool/Spa - Salt Water System, Bldgs...	1278	2022	8,000	6	0	3	8,490	5 @	1,600.00
Unit - Door Locks, Bldgs. 321-325	1271	2036	1,000	20	0	17	1,400	1 @	1,000.00
Unit - Door Locks, Bldgs. 402,404,4..	1067	2023	20,000	20	0	4	21,649	1 @	20,000.00
Unit - Door Locks, Bldgs. 501,502,5..	1249	2026	20,000	20	0	7	22,974	1 @	20,000.00
Unit - Door Locks, Bldg. 108	1250	2028	10,000	20	0	9	11,951	1 @	10,000.00
Unit - HVAC, (Split System) (1bdrm..	1236	2033	168,000	30	0	14	221,672	48 @	3,500.00
Unit - HVAC, (Split System) (1bdrm..	1137	2036	147,000	30	0	17	205,835	42 @	3,500.00
Unit - HVAC, (Split System) (2bdrm..	1238	2038	126,000	30	0	19	183,558	36 @	3,500.00
Unit - HVAC, (Split System) (2bdrm..	1103	2033	252,000	30	0	14	332,509	72 @	3,500.00
Unit - HVAC, (Split System) (2bdrm..	1237	2036	273,000	30	0	17	382,266	78 @	3,500.00
Unit - HVAC, (Split System), Bldgs. ..	1272	2036	17,500	20	0	17	24,504	5 @	3,500.00