

| MCA TOWER II                  |           | 2011 RESERVE BUDGET |           |           |
|-------------------------------|-----------|---------------------|-----------|-----------|
| CATEGORY: EQUIPMENT           |           |                     |           | ESTIMATED |
|                               | LIFE      |                     | CASH      | REQUIRED  |
| ITEM                          | REMAINING | CURRENT             | ON HAND   | DEPOSIT   |
| DESCRIPTION                   | 2011      | COST                | 12/31/10  | 2011      |
| DOMESTIC WATER PUMP MOTOR     | 4         | 36,396              | 8,600     | 6,949     |
| EMERGENCY GENERATOR (1)       | 26        | 30,000              | 4,144     | 994       |
| WATER PUMP CONTROL            | 20        | 20,000              | 0         | 1,000     |
| FIRE PUMP MOTOR               | 30        | 62,498              | 0         | 2,083     |
| FIRE SPRINKLER SYSTEM         | 18        | 222,712             | 8,460     | 11,903    |
| SUBTOTALS:                    |           | 371,606             | 21,204    | 22,930    |
| CATEGORY: ELEVATORS           |           |                     |           | ESTIMATED |
|                               | LIFE      |                     | CASH      |           |
| ITEM                          | REMAINING | CURRENT             | ON HAND   | REQUIRED  |
| DESCRIPTION                   | 2011      | COST                | 12/31/10  | DEPOSIT   |
| REPLACE ELEVATORS (3)         | 24        | 546,480             | 42,684    | 20,992    |
| CATEGORY: ROOF                |           |                     |           | ESTIMATED |
|                               | LIFE      |                     | CASH      |           |
| ITEM                          | REMAINING | CURRENT             | ON HAND   | REQUIRED  |
| DESCRIPTION                   | 2011      | COST                | 12/31/10  | DEPOSIT   |
| REPLACE ROOF                  | 11        | 348,600             | 40,739    | 27,987    |
| CATEGORY: BUILDING COMPONENTS |           |                     |           | ESTIMATED |
|                               | LIFE      |                     | CASH      |           |
| ITEM                          | REMAINING | CURRENT             | ON HAND   | REQUIRED  |
| DESCRIPTION                   | 2011      | COST                | 12/31/10  | DEPOSIT   |
| DOOR OPENER                   | 10        | 26,050              | 0         | 2,605     |
| LOBBY TILE FLOOR              | 20        | 30,593              | 0         | 1,530     |
| RAILINGS                      | 30        | 356,247             | 0         | 11,875    |
|                               |           | 412,890             | 0         | 16,010    |
| CATEGORY: INSPECTIONS         |           |                     |           | ESTIMATED |
|                               | LIFE      |                     | CASH      |           |
| ITEM                          | REMAINING | CURRENT             | ON HAND   | REQUIRED  |
| DESCRIPTION                   | 2011      | COST                | 12/31/10  | DEPOSIT   |
| HAND RAIL INSPECTION          | 1         | 1,650               | 824       | 826       |
| INSURANCE APPRAISAL           | 1         | 1,250               | 624       | 626       |
| 5 YR ELEVATOR INSPECTION      | 0         | 7,500               | 0         | 7,500     |
| STRUCTURAL INSPECTION         | 0         | 6,500               | 6,500     | 0         |
|                               |           | 16,900              | 7,948     | 8,952     |
| CATEGORY: PAINTING            |           |                     |           | ESTIMATED |
|                               | LIFE      |                     | CASH      |           |
| ITEM                          | REMAINING | CURRENT             | ON HAND   | REQUIRED  |
| DESCRIPTION                   | 2011      | COST                | 12/31/10  | DEPOSIT   |
| EXTERIOR PAINTING             | 7         | 224,171             | 0         | 32,024    |
| WALKWAY FLOORS                | 2         | 46,333              | 0         | 23,167    |
| PAINT LOBBY                   | 3         | 6,283               | 0         | 2,094     |
|                               |           | 276,787             | 0         | 57,285    |
| ACCRUED INTEREST              |           |                     | 8,284     |           |
| CATEGORY TOTAL                |           |                     | 112,575   |           |
| GRAND TOTAL                   |           |                     | 1,973,263 | 154,155   |