

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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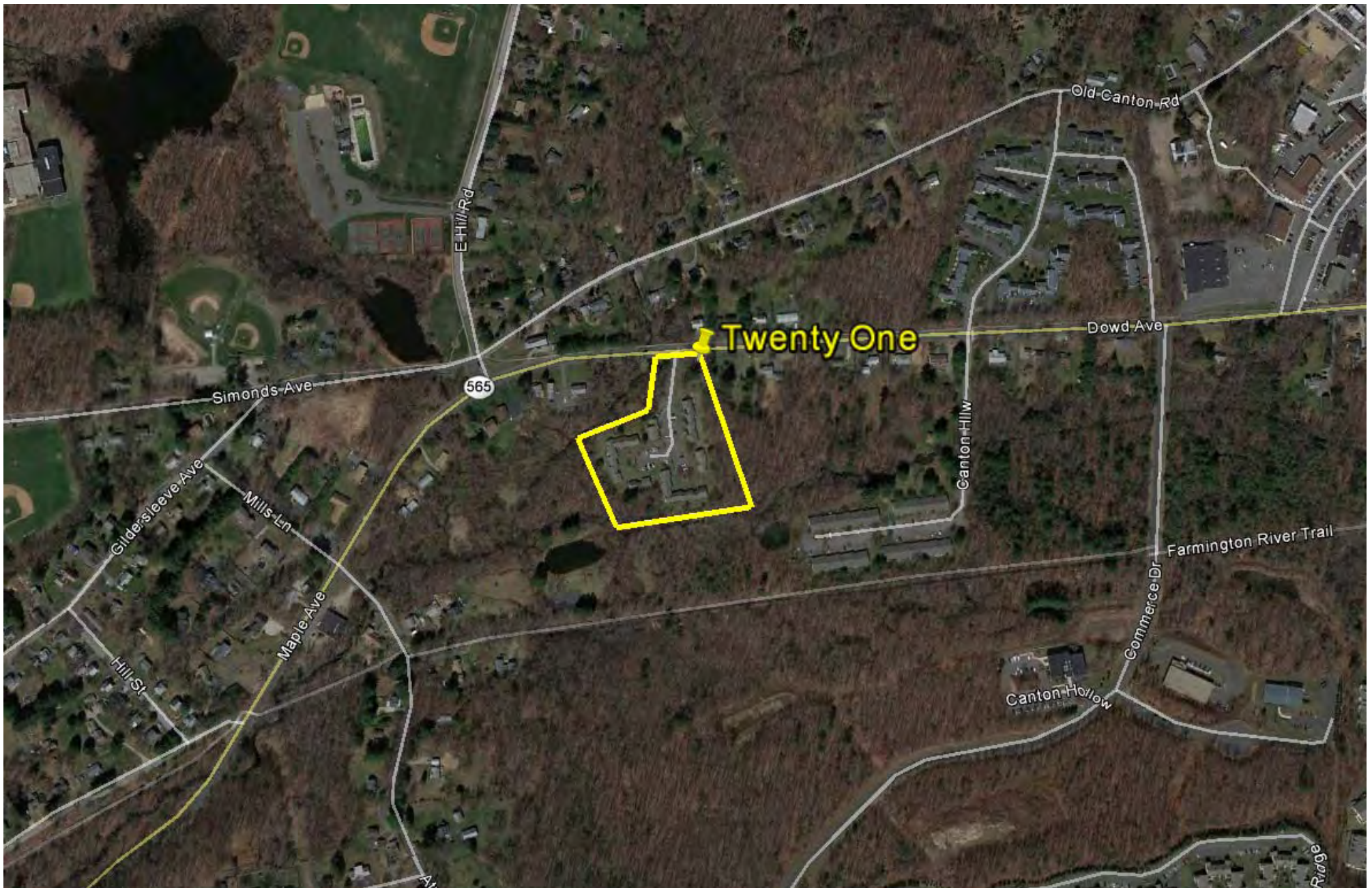
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Twenty One
CHFA # 85014D
Imagineers, LLC
Canton, CT

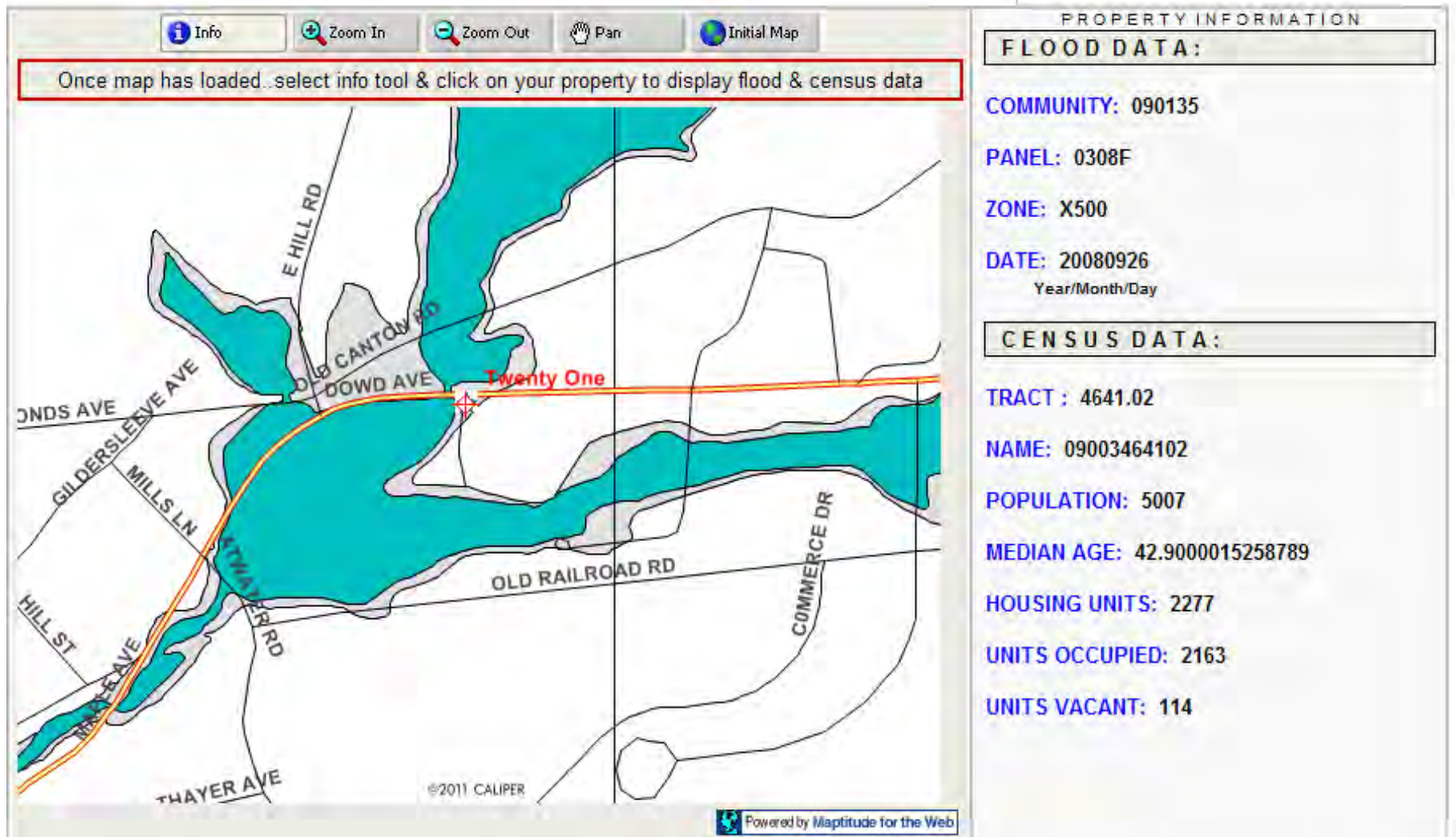
May 10, 2013

Final Report



Twenty One

21 Dowd Street
Canton, CT 06019



Twenty One

21 Dowd Street
Canton, CT 06019

Zone X500 = Area of 500 Year Flood and 100 Year Flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. Area inundated by 0.2% annual chance flooding.

Executive Summary

Twenty One

Canton, CT

Twenty One Apartments is a development for senior and disabled residents, which is comprised of 5 residential buildings and a community building. The development consists of 40 one bedroom apartments, four of which are designated as handicap accessible layouts. Original construction of the property dates to 1974.

Overall, the development is in good condition. Renovations to the development include the continuation of unit kitchen upgrades, re-grading of walkways to unit front entrance doors, unit bathroom upgrades that include replacement of tubs with shower stalls, and replacement of roofing materials. As shown on the attached capital needs worksheets, the property faces significant capital expenditures over the course of the plan. Site representatives noted that there is no Capital Reserve funding in place for the development. Anticipated capital expenditures warrant the establishment of Reserve funding and/or an infusion of additional capital.

Key findings identified as part of this assessment include the following:

- Parking area and roadway asphalt paving displays some cracking, settlement, and vehicle fluid staining. Periodic repair, crackfilling, and sealcoating allowances are shown in the plan. Resurfacing costs are shown in Year 4. Site walkway paving exhibits variable conditions. Walks are to be re-graded and resurfaced leading to unit entrances as part of the rehab. Paving costs are shown accordingly. Site lighting has recently been updated, but site staff noted problems with inadequate illumination. Lighting upgrades are anticipated by Year 10. Site signage is shown being updated in Year 5. Accessibility improvements would include the previously mentioned walkway re-grading to unit entrances and re-stripping of parking access aisles to meet the 60" wide clearances. Landscaping is maintained from operations.

- The buildings are clad with vinyl siding and aluminum wrapped trim. Some damage was observed, and site representatives noted concerns with possible wood deterioration under the siding and trim. Siding powerwashing and repair allowances are shown throughout the plan. Siding/trim/ceiling replacement costs are shown in Year 6. Mostly original unit entrance doors are to be replaced as part of the rehab. Storm doors are shown for replacement concurrently and in the future. Windows are original models, and site staff reports few operational and/or hardware concerns. Replacement with more energy efficient window units is shown in Year 6, concurrent with siding work. Exterior lighting upgrades are shown concurrent with the siding work as well. Roofing shingles display spot lifting, curling, and organic material growth. Roofing replacement is anticipated in Years 2-3. The community building and a portion of one of the residential building roofs have recently been replaced, and future replacement costs are shown in Year 15. Roofing gutters and downspouts are shown for replacement concurrent with the siding work. Sections of gutters should be installed over unit rear entrance doors as well, and costs for this work are shown in Years 2-3.
- The community building is located at the center of the development. Painting allowances and flooring replacement costs are shown in the plan as part of the rehab. The community kitchen area cabinetry and appliances, as well as the laundry facilities, are to be updated to meet accessibility requirements. Laundry equipment is maintained under a leasing agreement.
- The domestic hot water tank serving the community building is shown for replacement in Year 2 and again in Year 14. The fire detection / monitoring system serving the entire site is to be updated as part of the rehab. Federal Pacific electrical equipment in the community building is to be replaced in Year 1 as well. The HVAC heat pump system serving the community building spaces is to be updated by Year 13. Site staff noted that an emergency generator is to be installed serving the community building as part of the rehab as well, and costs for this installation (pending specifications) are shown in Year 1 as well.
- Wall and ceiling painting allowances are carried, usually upon unit turnover. Flooring throughout units is vinyl tile (some ceramic tile in baths). Replacement costs are shown in the plan. Unit bath tubs are being replaced with shower stalls as part of the rehab. Wall hung sinks and vanities, as well as toilets, are being replaced as part of this upgrade work. Unit kitchen cabinetry is being replaced as part of the unit rehabs. Refrigerators are recent replacements, and ranges are being replaced with 30" models as part of the continuing rehab. Federal Pacific electrical circuit breaker panels are to be replaced in all units in Years 1-2. Allowances are shown throughout the plan for domestic hot water tank replacements. Heat pump HVAC systems are shown for future replacement in Years 14-15 of the plan. All smoke detectors are being replaced as part of the rehab, and future costs are shown.

Additional Notes:

1. The Physical Assessment of the property was conducted on Thursday, April 25th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Craig Torres. We would like to thank Ms. Karen Collazo, Mr. Jeff Shea, Mr. and Mrs. Laurence Wagner, and the Twenty One property site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Cracking of asphalt paving at parking areas



2. Typical building elevations



3. Spot siding and trim wrapping damage



4. Typical original window systems, to update



5. Storm door deterioration observed



6. Entrance and auto-opening pad for community building



7. Older lifting shingles and decking deflection



8. Newer roofing sections at rear of Bldg. 25-28



9. Community kitchen-laundry facility to update for accessibility



10. View of the community room finishes and furnishings



11. Community restrooms to be expanded, improved for accessibility



12. Fire detection - monitoring system, to update



13. Older-original unit kitchen cabinetry to upgrade



14. Newer kitchen cabinetry and appliances



15. Federal Pacific Stab-lok circuit breaker panels, to replace
Twenty One • Capital Needs Assessment • © On-Site Insight



16. Typical unit DHW tanks

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	4,400	13,855	2,898	2,985	62,864	3,939	0	0	0	0	55,610	0	0	0	9,752	0	0	0	10,976	0	6,137	0
2	Building Exterior	0	0	53,103	41,200	1,464	1,508	7,758	247,285	0	0	0	0	5,134	7,631	0	4,145	4,270	12,987	6,342	4,666	4,806	14,617	0
3	Roofing	0	0	0	62,460	64,334	0	0	25,227	0	0	0	0	0	0	0	0	23,560	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	6,490	14,360	0	0	0	0	0	0	0	0	0	3,564	670	690	710	0	0	5,181	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	6,928	9,514	0	0	0	0	0	0	362	0	0	0	0	0	0	445	584	0	0	0	0	0
10	Building Boilers	0	0	0	1,854	0	0	0	0	0	0	0	0	0	0	0	2,643	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,557	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	86,113	0	2,652	0	0	0	0	0	0	0	0	0	0	0	3,781	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	1,800	58,927	6,296	6,484	6,679	6,879	12,389	12,760	13,143	13,537	13,944	14,362	14,793	49,180	50,655	52,175	53,740	58,724	21,137	21,771	22,424	0
16	Unit Kitchens	0	16,780	29,856	30,752	0	0	0	0	0	0	0	0	0	18,549	25,759	6,853	7,059	0	5,212	5,368	5,530	5,695	0
17	Unit Bathrooms	0	5,936	26,410	21,037	0	0	0	0	0	0	0	2,055	2,117	2,180	2,246	2,313	0	1,052	11,582	11,930	12,288	1,184	0
18	Unit Electrical	0	0	34,200	35,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	5,100	5,253	0	0	0	0	0	9,757	10,050	10,351	3,427	3,530	3,636	81,577	116,167	0	0	0	0	0	0
20	Annual Planned Expenditures	0	42,334	331,436	206,976	77,920	71,051	18,577	284,900	12,760	23,262	23,587	81,960	28,604	47,352	89,066	158,649	207,457	68,363	87,042	54,076	44,394	50,057	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			2,050,000																				
23	Cumulative Reserve Balance	0	(42,334)	1,676,230	1,469,254	1,391,334	1,320,283	1,301,707	1,016,806	1,004,046	980,784	957,197	875,237	846,633	799,281	710,215	551,566	344,109	275,746	188,705	134,628	90,235	40,177	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																											
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization			
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032				
1	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Site Lighting					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Accessibility (to build-up and re-grade walks to units)	4,400		39	25	2013		4	4,400	4,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Accessibility - (Re-stripe Designated Parking w/ Aisles)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Landscaping (lawn areas, mature trees) - maint. Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Site Furnishings (Clothes Lines, Benches) - Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Parking (Asphalt) - cracking, settlement - some patched	46,484		varies	20+	2016				0	0	0	50,794	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Crack Fill / Sealant / Spot Repair / Re-stripping	6,641		varies	4	2013				6,641	0	0	0	0	0	0	0	8,664	0	0	0	9,752	0	0	0	10,976	0	0	0					
19	Site Walks (Asphalt and Concrete) - to resurface	11,256		varies	20+	2013				2,814	2,898	2,985	3,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Site Walks (Patched and Older Asphalt), Resurface w/ Parking	8,232		varies	20	2016				0	0	0	8,995	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	Site Lighting (Carriage Lamps), poor illumination?	35,980		<4	<20	2022				0	0	0	0	0	0	0	0	46,946	0	0	0	0	0	0	0	0	0	0	0					
22	Site Signage (Street and Directional) - future update	3,500		10	15	2017				0	0	0	0	3,939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,137					
23																																		
24																																		
25																																		
26																																		
27	Annual Planned Expenditures						0	4,400	13,855	2,898	2,985	62,864	3,939	0	0	0	0	55,610	0	0	0	9,752	0	0	0	10,976	0	6,137	0					
28	Cumulative Reserve Balance						0	(42,334)	1,676,230	1,469,254	1,391,334	1,320,283	1,301,707	1,016,806	1,004,046	980,784	957,197	875,237	846,633	799,281	710,215	551,566	344,109	275,746	188,705	134,628	90,235	40,177						

Building Exterior

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

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Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

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Total Square Feet:	20,725
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Chimney					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Roof Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Roof - Built-up Tar and Gravel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Roof - Single-ply Membrane					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Roofing (newer at Cmnty. Bldg. and portion of Bldg. 25-28)	15,576		5	20	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	23,560	0	0	0	0	0						
18	Roofing (3-tab) - minimal lifting, stains, decking deflect.	113,001		17	<20	2014					0	58,196	59,941	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Gutters and Downspouts - aluminum - upgrade w/ Siding	21,761		17	20+	2018					0	0	0	0	0	25,227	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Gutters and Downspouts - add 8' sections above rear doors	8,280		ADD	25+	2014					0	4,264	4,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	62,460	64,334	0	0	25,227	0	0	0	0	0	0	0	23,560	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(42,334)	1,676,230	1,469,254	1,391,334	1,320,283	1,301,707	1,016,806	1,004,046	980,784	957,197	875,237	846,633	799,281	710,215	551,566	344,109	275,746	188,705	134,628	90,235	40,177					

Lobby / Mail Area

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
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Default Inflation Rate:	3.0%

[illegible]

Community Room

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Accessibility (Cmnty. Kitchens Cabinetry / Appliances)	6,490		39	20	2013		4	6,490	6,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Kitchenette Appliances (Future Updates)	1,451		varies	10+	2024				0	0	0	0	0	0	0	0	670	690	710	0	0	0	0	0	0	0	0							
18	Furnishings - maintained operating			varies						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Cmnty. Bldg. - Walls / Ceilings (Painted Surfaces) - incl. Office	1,924		varies	10	2013				1,924	0	0	0	0	0	0	0	2,586	0	0	0	0	0	0	0	0	0	0							
20	Cmnty. Bldg. (Vinyl Tile) - marking, some seam sep.	3,229		39	15+	2013				3,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,181	0	0	0							
21	Office (Carpet) - to upgrade	728		varies	10	2013				728	0	0	0	0	0	0	0	978	0	0	0	0	0	0	0	0	0	0							
22	Mail Facilities (boxes in Cmnty. Bldg.)	1,989		39	35+	2013				1,989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	6,490	14,360	0	0	0	0	0	0	0	0	3,564	670	690	710	0	0	5,181	0	0	0	0							
28	Cumulative Reserve Balance						0	(42,334)	1,676,230	1,469,254	1,391,334	1,320,283	1,301,707	1,016,806	1,004,046	980,784	957,197	875,237	846,633	799,281	710,215	551,566	344,109	275,746	188,705	134,628	90,235	40,177							

Common Hallways

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

[illegible]

Common Stairways

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

13249 - Twenty One - FINAL SS 5/10/2013

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Laundry Equipment - maintained under leasing agr.					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Walls / Ceilings - refinishing (see "Cmnty. Bldg." above)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Floors (Vinyl Tile) - see "Cmnty. Bldg." above					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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19																																			
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance							0		(42,334)	1,676,230	1,469,254	1,391,334	1,320,283	1,301,707	1,016,806	1,004,046	980,784	957,197	875,237	846,633	799,281	710,215	551,566	344,109	275,746	188,705	134,628	90,235	40,177					

Common Area Restrooms

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

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Building Mechanical

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

13249 - Twenty One - FINAL SS 5/10/2013

Building Electrical

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(42,334)	1,676,230	1,469,254	1,391,334	1,320,283	1,301,707	1,016,806	1,004,046	980,784	957,197	875,237	846,633	799,281	710,215	551,566	344,109	275,746	188,705	134,628	90,235	40,177							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Wood Framing (Possible Deterioration Reported)			39		2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Oher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						0	(42,334)	1,676,230	1,469,254	1,391,334	1,320,283	1,301,707	1,016,806	1,004,046	980,784	957,197	875,237	846,633	799,281	710,215	551,566	344,109	275,746	188,705	134,628	90,235	40,177							

Unit Living

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

13249 - Twenty One - FINAL SS 5/10/2013

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Ceiling					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Lavatory / Vanity					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Toilet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Tub / Surround					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Floor					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Lighting Features					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Exhaust Fan					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	GFI Outlet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Accessibility - (add Grab Bars, Pipe Insul., W/H Sinks,etc.)	5,936		39	20	2013			4	5,936	5,936	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Wall Accessories - maintained / replaced - operating	40 unit baths				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Tubs / Showers (28 to showers) - to do remaining	24,240		39	25+	2017					12,120	12,484	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Sinks (Mix of Vanities and W/H Sinks)	5,040		39	20+	2017					2,520	2,596	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Toilets (older models) - upgrades	4,920		varies	20+	2013					2,460	2,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	Exhaust Fans / Ventilation - replacing w/ higher CFM	3,372		varies	15+	2017					1,686	1,686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Walls / Ceilings (see refinishing in "Unit Living")			varies	<10	2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	Floors (Vinyl Tile) - being installed, replacing c. tile	3,375		varies	15	2013					1,688	1,738	0	0	0	0	0	0	0	0	0	0	0	0	0	1,052	1,083	1,116	1,149	1,184					
24	Floors (Vinyl Tile and C. Tile) - future upgrades	7,875		<5	15	2022					0	0	0	0	0	0	0	0	2,055	2,117	2,180	2,246	2,313	0	0	0	0	0	0	0					
25	Sinks (Mix of Vanities and W/H Sinks) - newer models	11,760		<3	20	2029					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,290	6,479	6,674	0					
26	Exhaust Fans / Ventilation - future updates	7,868		<3	15+	2029					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,209	4,335	4,465	0					
27	Annual Planned Expenditures							0		5,936	26,410	21,037	0	0	0	0	0	0	0	0	2,055	2,117	2,180	2,246	2,313	0	1,052	11,582	11,930	12,288	1,184	0			
28	Cumulative Reserve Balance							0		(42,334)	1,676,230	1,469,254	1,391,334	1,320,283	1,301,707	1,016,806	1,004,046	980,784	957,197	875,237	846,633	799,281	710,215	551,566	344,109	275,746	188,705	134,628	90,235	40,177					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Vent Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Dishwasher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Cabinetry / Counters/ Sinks (Accessibility at 4 Kitchens)	50,340		39	20+	2013		4	16,780	25,170	25,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Refrigerators (recently replaced)	26,800		1-2	10+	2024				0	0	0	0	0	0	0	0	0	0	18,549	19,105	0	0	0	0	0	0	0	0	0					
20	Stoves (older models, replacing with cabinetry work)	6,000		varies	15+	2013				3,000	3,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,605	1,653	1,702	1,754						
21	Stoves (newer models)	14,000		<3	15+	2025				0	0	0	0	0	0	0	0	0	0	0	6,654	6,853	7,059	0	0	0	0	0	0						
22	Exhaust / Ventilation Fans - replacing w/ Cabinets	3,372	replacing w/ cabinetry	varies	15+	2013				1,686	1,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Exhaust / Ventilation Fans - future replacements	11,240		varies	10+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,607	3,716	3,827	3,942						
24	Countertops - maintained, spot replaced - operating	40 unit kitchens		varies	10+	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Walls / Ceilings (see refinishing in "Unit Living")			varies	<10	2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
26																																			
27	Annual Planned Expenditures							0		16,780	29,856	30,752	0	0	0	0	0	0	0	18,549	25,759	6,853	7,059	0	5,212	5,368	5,530	5,695	0						
28	Cumulative Reserve Balance							0		(42,334)	1,676,230	1,469,254	1,391,334	1,320,283	1,301,707	1,016,806	1,004,046	980,784	957,197	875,237	846,633	799,281	710,215	551,566	344,109	275,746	188,705	134,628	90,235	40,177					

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Electrical Circuit Breaker Panels (older FPE equipment)	49,000		39	35+	2013				24,500	25,235	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Emergency Call (Sleeping Areas and Baths) - Optg.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Smoke Detection - upgrading w/ Rehab. - future Optg.	19,400		varies	<10	2013				9,700	9,991	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	34,200	35,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							0		(42,334)	1,676,230	1,469,254	1,391,334	1,320,283	1,301,707	1,016,806	1,004,046	980,784	957,197	875,237	846,633	799,281	710,215	551,566	344,109	275,746	188,705	134,628	90,235	40,177					

Unit Mechanical

Owner Sponsor Name:	Imagineers LLC
Project Name:	Twenty One
Project City / Town:	Canton, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 10, 2013

Number of Units:	40
Total Square Feet:	20,725
Default Inflation Rate:	3.0%

[illegible]

Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.