

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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## Mill Ridge Extension

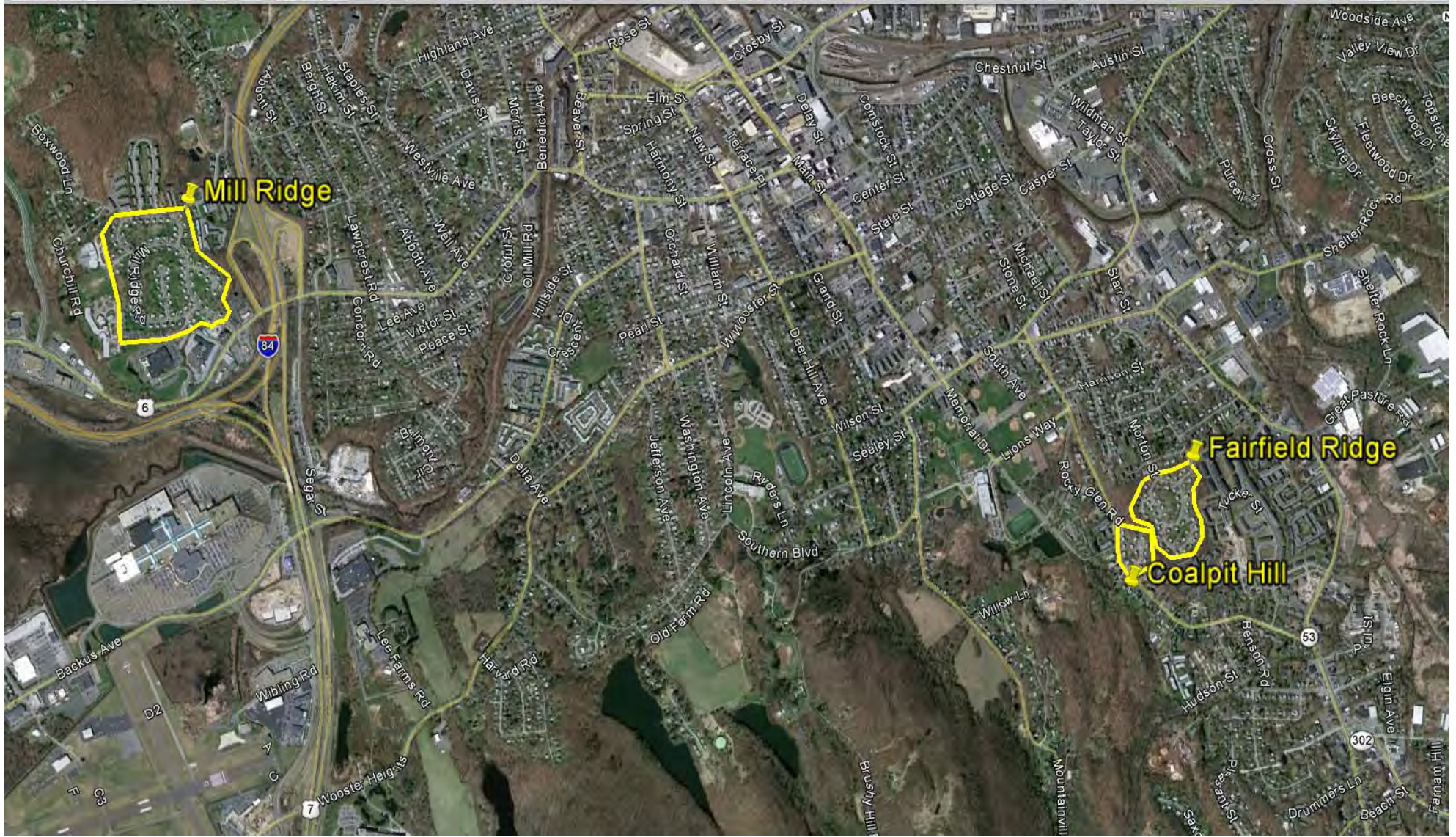
CHFA # 85021D

Danbury Housing Authority  
Danbury, CT

July 9, 2013

*Final Report*

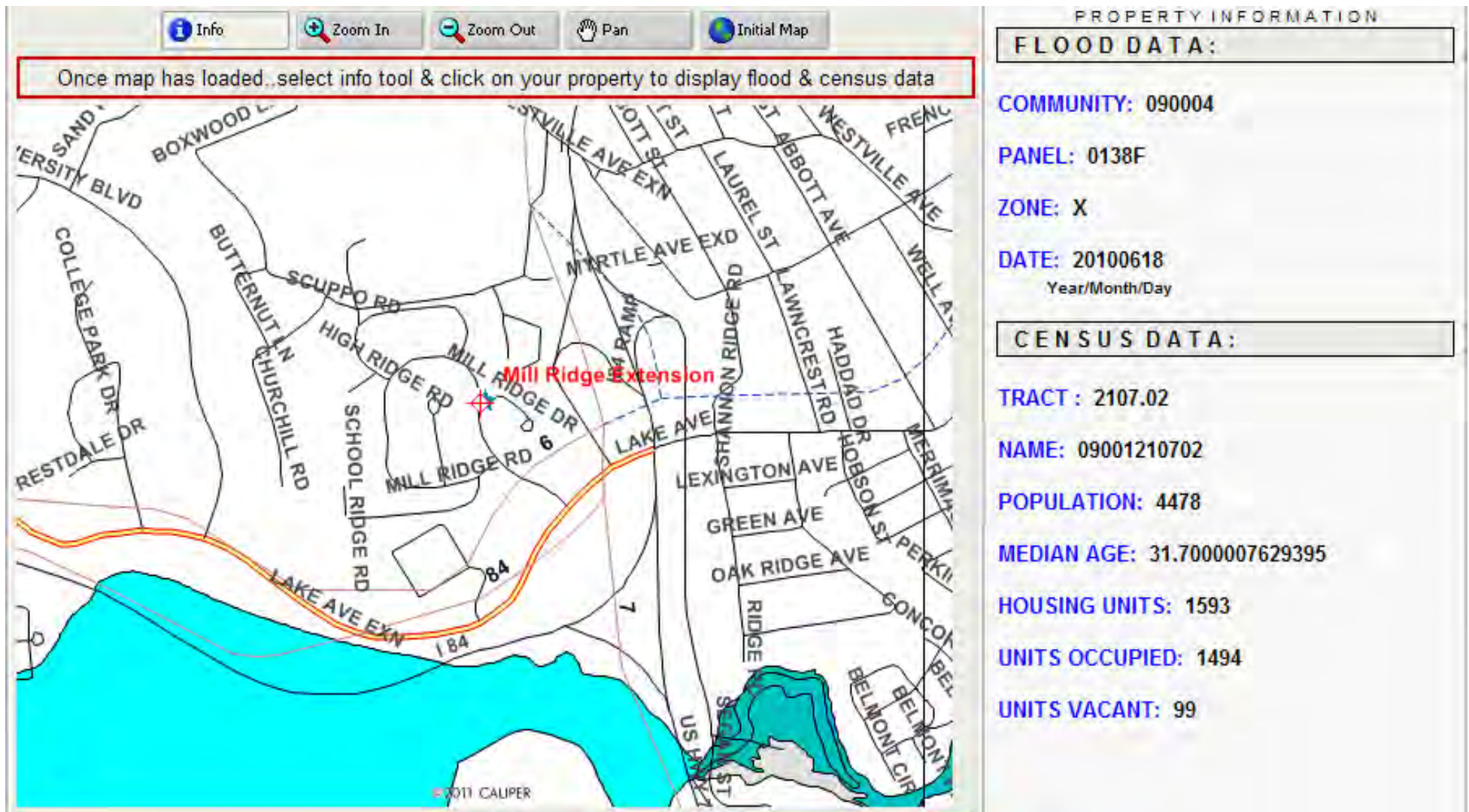




**Mill Ridge, Mill Ridge Extension, Mill Ridge/Fairfield Ridge  
Fairfield Ridge, Fairfield Ridge Rehab, Coalpit Hill**

Danbury, CT 06811





## Mill Ridge Extension

1-16 Mill Ridge Drive  
Danbury, CT 06811

Zone X = Outside the 500-year floodplain and  
Outside the 1% and 0.2% annual chance floodplains

## Executive Summary

### Mill Ridge Extension

Danbury, CT

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**Mill Ridge Extension** is a residential development for families that is comprised of six duplex residential buildings. The development includes 12 four-bedroom duplex units. Several of the duplex buildings are divided between Mod Rental developments (See appendix A for a detailed breakdown). Original construction of the development dates to approximately 1950.

Mill Ridge Extension is one of six combined developments operated by the Danbury Housing Authority and funded in parts by the Connecticut Housing and Finance Authority (CHFA) and The U. S. Department of Housing and Urban Development (HUD). The developments, for the most part, overlap each other. They are Mill Ridge Extension, Coal Pit Hill, Mill Ridge, and Fairfield Ridge, which are funded through the CHFA Moderate Rental Programs. Fairfield Ridge Rehab, and Mill Ridge/Fairfield Ridge are funded through the HUD project based Section 8 Program.

The Mill Ridge Extension addresses include: High Ridge Road numbers 47, 49, 51, 53, 55, and 57; Mill Ridge Road numbers 64, 66, 131, 133, 135, and 137, totaling 12 units in 6 duplex buildings.

Due to its age the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

There are no handicap accessible units at this development. Management addresses resident requests as reasonable accommodations. Several of the four-bedroom units (one bedroom on the first floor) may lend themselves to partial conversion.

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

**Site:**

- Costs to replace/resurface the asphalt paved unit driveways are shown in Years 1-5
- Annual allowances are shown for as needed concrete repairs to unit walkways and sidewalks
- Management reported failures of supply lines from municipal and utility supplied service mains. Annual allowances for as needed repairs are shown throughout the report.

**Building Exteriors:**

- Annual allowances for as needed replacements of exterior unit doors are shown in Years 1-12.
- Costs to replace the common metal basement bulkhead doors, which are rusting badly, are shown in Years 1-6.
- Unit cellar doors, from the bulkheads entries are water damaged. Replacement costs are shown in Years 1-6.
- Storm door replacement costs are shown on an as needed basis throughout the report.
- The buildings are clad in vinyl siding that is approaching the end of its service life. Many sections of damaged siding were observed. Replacement costs are shown in Years 1-10.
- Windows are vinyl framed, double hung models with double glazing. Replacement costs are shown in Years 13-17.
- Cellar windows are original metal framed hopper type. Most were observed to be inoperative, broken, or stuck open. Costs to replace the cellar windows with glass block windows are shown in Years 1-3.

- Annual allowances to replace entry lighting and repairs to the entry porches and concrete stoops are shown on an as needed basis throughout the report.
- Allowances to repair or replace the wood porch awnings are shown in Years 1-12. Repair allowances for the concrete stoop stair sets are shown throughout the report.
- Costs to replace the asphalt shingle roof covering systems are shown in Years 15 and 16. Annual allowances to repair/replace sections of the aluminum gutters and downspouts as needed are shown in Years 1-10.

### **Building Structural:**

- Most basements experience some level of water infiltration. Several units have sump pumps. Allowances are shown in Years 1-5 to install basement trench drains where needed to alleviate this problem as much as possible. Sump pumps are maintained and replaced from operating accounts.

### **Dwelling Units:**

- Interior passage doors and closet doors are a mix of solid wood and hollow-core types. Annual allowances are shown throughout the report for as needed repairs.
- Living area flooring is bright finished hardwood (HW) or commercial vinyl composite tile (VCT). Costs for refinishing the HW flooring are shown on fifteen year cycles throughout the report. Replacement costs for the VCT flooring are shown on ten year cycles throughout the report.
- Bathroom and kitchen flooring in VCT. Replacement costs for the VCT flooring are shown on ten year cycles throughout the report.
- The original tubs are enameled steel and have ceramic tile surrounds with double handle water control valves. Management has been replacing tubs and surrounds with fiberglass models and single handle controls. Costs to complete this upgrade cycle are shown in Years 1-12.

- Most units have their original enameled steel wall hung sinks with two handle water control faucets. Costs to replace these sinks and faucets are shown in Years 1-12.
- The toilets are older high water flow (3-GPF or greater) models. Costs to replace these toilets with lower flow 1.6-GPF models are shown in Years 1-12.
- Most of the recessed metal medicine cabinets are original. Replacement costs are shown in Years 1-12.
- Each bathroom has a window and therefore no mechanical ventilation. Most of the bathrooms observed during the assessment shown some signs of mildew growth. To alleviate this condition allowances are shown in Years 1-12 to add bathroom exhaust fans.
- Most kitchen cabinets are old and have been repaired and painted many times (no exact age was available). When replaced management is using the HUD heavy-use cabinet specification. Countertops are plastic laminate on particleboard, and sinks are single basin stainless steel types. Costs to replace the remaining older cabinets, countertops, and sinks are shown in Years 1-6. Future replacement costs for the newer cabinets, countertops, and sinks are shown in Year 15.
- An interim cycle of countertop replacements are shown in years 10-12.
- Dwelling units are individually metered for electricity. Exterior meter boxes and interior circuit breaker panels are, in most cases, original. Costs to replace these devices are shown in Years 1-6.
- Units have smoke detectors in first floor living areas and second floor hallways. Annual allowances to maintain these life safety devices are shown throughout the report.
- The National Fire Protection Association (NFPA) has upgraded its suggestion for smoke detector coverage in multifamily housing to include adding smoke detectors to each bedroom. The report carries costs to achieve this upgrade in Year 1.
- Units are heated with oil-fired hydronic boilers. Fuel for these boilers is stored in typical residential grade 270-gallon basement mounted tanks. Future replacement costs for these tanks are shown starting in Year 20.

- Management reported that due to the developments age, failures of the in-unit distribution systems (hot/cold water and sanitary waste) have been frequent. Annual allowances for as needed repairs to these systems are shown in Years 1-10.
- Units are heated by small oil-fired hydronic boilers that include built-in domestic hot water generating heat exchangers. Several of the hydronic boilers have been replaced. Costs to complete this replacement cycle are shown in Years 1-5. Future costs for the previously replaced boilers are shown in Year 14.
- Unit temperature controlling programmable thermostats were recently replaced. A future replacement cycle is shown in Years 10-20.
- Allowances to replace the fractional horsepower hydronic heat circulation pumps, as needed, are shown throughout the report.
- Units currently are heated by original radiator convector units. Costs to replace the convectors with hydronic baseboard strips are shown in Years 1-6.

Additional Notes:

1. The Physical Assessment of the property was conducted on May 4<sup>th</sup>, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bob Labadini. We would like to thank 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*.



DANBURY HOUSING MODERATE RENTAL PROGRAMS

|  |     |  |
|--|-----|--|
| <b>MR-22 CHFA 85025D FAIRFIELD RIDGE</b> |     | <b>\$35,626.43</b>   |
| 7 SINGLE HOUSES                          | FFR | 1,18,20,48,66,72,87.   |
| 21 DUPLEX HOUSES                         | FFR | 2,4,6,8,10,12,14,16,17,19,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,43,45,47,49,51,58,60,62,64,68,70. |
|  |     | SUB TOTAL UNITS 49   |

|                                      |     |  |
|--------------------------------------|-----|--|
| <b>MR-22A CHFA 85025Z MILL RIDGE</b> |     | <b>\$5,831.74</b>  |
| 1 SINGLE HOUSE                       | FFR | 42.  |
| 4 DUPLEX HOUSES                      | FFR | 53,55,57,59,61,63,65,67.   |
| 9 DUPLEX HOUSES                      | MRD | 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,18,20.  |
| 44 DUPLEX HOUSES                     | MRR | 1,3,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,27,28,29,30,30,31,32,33,34,35,36,37,38,39,40,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,65,68,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,89,91,93,95,97,112,114,116,118. |
| TOTAL 57 DUPLEX<br>1 SINGLE          |     |  |
|                                      |     | *ADMINISATRATION BUILDING  |
|                                      |     | SUB TOTAL UNITS 115  |

|  |     |   |
|--|-----|---|
| <b>MR-41A CHFA 85020D COALPIT HILL</b> |     | <b>\$24,757.23</b>  |
| 4 DUPLEX HOUSES                        | CPH | 86A,86B,88A,88B,90A,90B,92A,92B.  |
| 11 DUPLEX HOUSES                       | PD  | 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,23.   |
| 14 DUDPLEX HOUSES                      | MRR | 88,90,92,94,96,98,99,100,101,102,103,104,105,106,107,108,109,110,111,113,115,117,119,121,123,125,127,129. |
| 11 DUPLEX HOUSES                       | MFR | 1.2.3.4.5.6.7.8,9,10,11,12,13,14,15,16,17,18,19,20,21,22.   |
| 17 DULEX HOUSES                        | HHR | 1,2,3,4,5,6,7,8,9,10,11,12,14,16,18,20,22,24,26,28,30,31,32,33,34,35,36,37,38,38,39,40,41,43,45.          |
| TOTAL 57 DUPLEX                        |     | MAINTENANCE GARGE   |
|  |     | SUB TOTAL UNITS 114   |

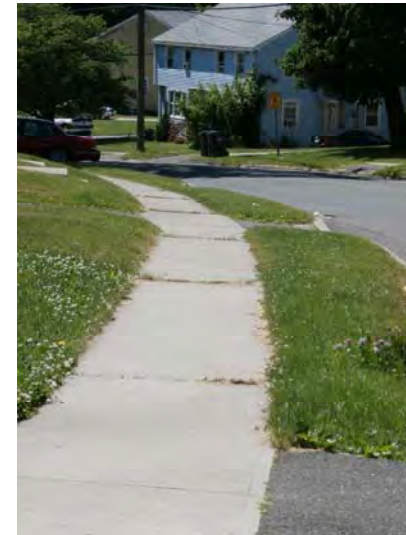
|  |     |                       |
|--|-----|-----------------------|
| <b>MR-57 CHFA 85021D MILL RIDGE EXT.</b> |     | <b>\$2,606.04</b>     |
| 3 DUPLEX HOUSES                          | HHR | 47,49,51,53,55,57     |
| 3 DUPLEX HOUSES                          | MRR | 64,66,131,133,135,137 |
| TOTAL 6 DUPLEX                           |     | ALL 4 BEDROOM UNITS   |
|  |     | SUB TOTAL UNITS 12    |

|  |     |   |
|--|-----|---|
| <b>FAIRFIELD RIDGE REHAB CHFA 85026D CT26H037038 Property ID # 800003358</b> |     | <b>\$0.00</b>   |
| 3 SINGLE HOUSES  | FFR | 7, 78, 81   |
| 11 DUPLEX HOUSES   | FFR | 3,5,9,11,13,15,44,46,50,52,54,56,69,71,73,74,75,76,77,79,83,85. |
|  |     | TOTAL UNITS 25  |

|   |     |                                     |
|---|-----|-------------------------------------|
| <b>SECTION 8 30 UNITS CHFA 85028D PROPERTY ID # 800003359</b> |     | <b>\$6,498.48</b>                   |
| 2 DUPLEX HOUSES   | MFR | 1A,1B,2A,2B                         |
| 2 DUPLEX HOUSES   | HRR | 2A,2B,42,44                         |
| 6 DUPLEX HOUSES   | SRR | 21,23,25,27,29,31,33,35,37,39,41,43 |
| 5 DUPLEX HOUSES   | FFR | 7A,7B,7C,7D,7E,7F,7G,7H,7J,7K       |
| TOTAL 15 DUPLEX   |     |                                     |
|   |     | TOTAL UNITS 30                      |



Typical asphalt driveway and concrete walk



Typical neighborhood sidewalk



Typical front entry door, porch, and stoop



Example of porch deterioration



Typical bulkhead deterioration



Typical cellar door



Typical example of concrete age related deterioration



Typical duplex front elevation





Typical duplex rear elevation



Typical single family bungalow



Side and rear elevation of bungalow



Example of common vinyl siding damage





Typical window set



Typical basement window



Typical roof section



Typical roof structure



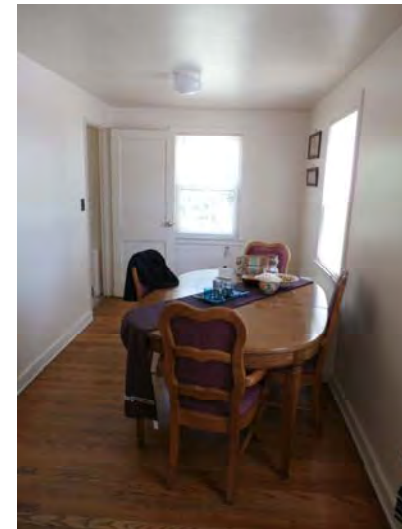
Typical basement area. Note water stain along wall



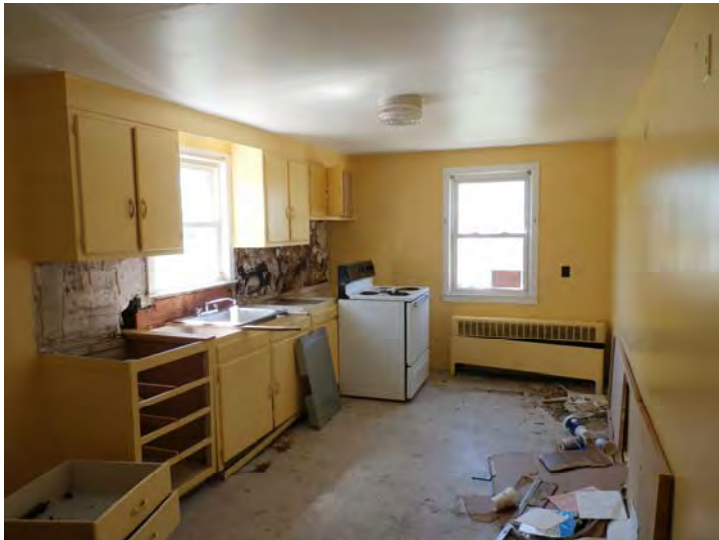
Typical example of basement water infiltration



Typical Living room area



Typical separate dining area



Typical kitchen being prepped for turnover



Typical kitchen dining area



Close-up of older cabinets and countertop

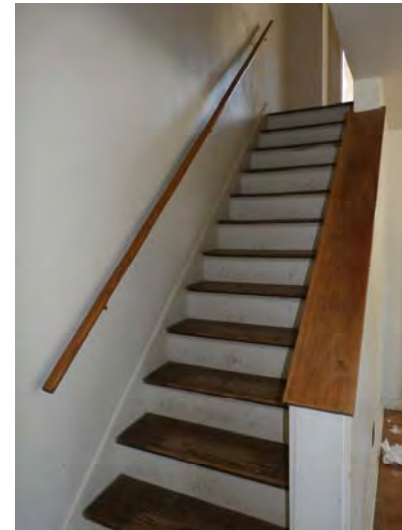


Typical bathroom sink and toilet area





Typical original tub and shower surround



Typical two story duplex stair way



Typical small bedroom



Typical large bedroom





Typical hardwood living room flooring



Typical living room with VCT flooring



Typical exterior meter box



Typical circuit breaker panel



Typical older boiler  
(arrow indicates DHW heat exchanger)



Typical fuel oil storage tank



Typical new boiler system



Example of rust on old boiler due to water infiltration

Comprehensive Capital Needs Assessment Schedule

Summary

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extention      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| Default Inflation Rate: | 3.0%  |

|  |         |
|--|---------|
| Beginning Replacement Reserve Balance:   |         |
| Annual Replacement Reserve Contribution: | \$5,404 |
| Additional Misc. Contribution:           |         |

|    | Component                        | Total Planned Expenditures by Year |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |
|----|----------------------------------|------------------------------------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|--------|--------|--------|--------|----------------|
|    |                                  | Emergency                          | 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  | Site Improvements                | 0                                  | 0        | 2,438   | 2,511   | 2,586   | 2,664   | 2,744   | 1,471   | 1,515   | 1,561   | 1,608   | 1,656   | 1,705   | 1,757   | 1,809   | 1,864   | 1,919  | 1,977  | 2,036  | 2,097  | 2,160  | 2,225  | 0              |
| 2  | Building Exterior                | 0                                  | 0        | 20,821  | 21,446  | 22,089  | 21,834  | 22,489  | 23,163  | 22,139  | 22,803  | 23,487  | 24,192  | 6,181   | 6,366   | 9,223   | 9,500   | 9,785  | 10,078 | 10,381 | 2,243  | 2,310  | 2,380  | 0              |
| 3  | Roofing                          | 0                                  | 0        | 552     | 569     | 586     | 603     | 621     | 640     | 659     | 679     | 699     | 720     | 0       | 0       | 0       | 0       | 26,529 | 27,325 | 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                                  | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 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                                  | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0              |
| 10 | Building Boilers                 | 0                                  | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0              |
| 11 | Building Mechanical              | 0                                  | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0              |
| 12 | Building Electrical              | 0                                  | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 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        | 4,000   | 4,120   | 4,244   | 4,371   | 4,502   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0              |
| 15 | Unit Living                      | 0                                  | 0        | 2,893   | 2,980   | 3,069   | 3,161   | 3,256   | 3,354   | 3,454   | 3,558   | 3,665   | 3,775   | 3,888   | 4,005   | 4,125   | 4,248   | 4,376  | 4,507  | 4,642  | 4,782  | 4,925  | 5,073  | 0              |
| 16 | Unit Kitchens                    | 0                                  | 0        | 5,760   | 5,933   | 6,111   | 6,294   | 6,483   | 6,677   | 1,505   | 1,550   | 1,596   | 4,122   | 4,245   | 4,373   | 1,796   | 1,850   | 10,074 | 1,963  | 2,022  | 2,083  | 2,145  | 2,209  | 0              |
| 17 | Unit Bathrooms                   | 0                                  | 0        | 3,025   | 3,116   | 3,209   | 3,305   | 3,405   | 3,507   | 3,612   | 3,720   | 3,832   | 3,947   | 1,754   | 1,806   | 214     | 220     | 227    | 234    | 241    | 248    | 255    | 263    | 0              |
| 18 | Unit Electrical                  | 0                                  | 0        | 18,066  | 4,023   | 4,144   | 4,268   | 4,396   | 4,528   | 544     | 561     | 578     | 595     | 613     | 631     | 650     | 670     | 690    | 710    | 732    | 754    | 776    | 1,782  | 0              |
| 19 | Unit Mechanical                  | 0                                  | 0        | 10,394  | 10,706  | 11,027  | 11,358  | 11,699  | 3,703   | 1,450   | 1,493   | 1,538   | 1,848   | 1,054   | 1,085   | 288     | 10,870  | 306    | 1,221  | 1,258  | 1,296  | 1,335  | 1,375  | 0              |
| 20 | Annual Planned Expenditures      | 0                                  | 0        | 67,949  | 55,403  | 57,065  | 57,859  | 59,595  | 47,043  | 34,878  | 35,925  | 37,002  | 40,854  | 19,440  | 20,023  | 18,106  | 29,222  | 53,906 | 48,017 | 21,312 | 13,502 | 13,907 | 15,306 | 0              |
| 21 | Annual Provision (indexed at 3%) |                                    |          | 5,404   | 5,566   | 5,733   | 5,905   | 6,082   | 6,265   | 6,453   | 6,646   | 6,846   | 7,051   | 7,263   | 7,481   | 7,705   | 7,936   | 8,174  | 8,419  | 8,672  | 8,932  | 9,200  | 9,476  |                |
| 22 | Outside Capital                  |                                    |          | 614,000 |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |
| 23 | Cumulative Reserve Balance       | 0                                  | 0        | 551,455 | 501,619 | 450,287 | 398,334 | 344,822 | 304,043 | 275,618 | 246,340 | 216,183 | 182,380 | 170,203 | 157,661 | 147,260 | 125,974 | 80,243 | 40,646 | 28,006 | 23,436 | 18,729 | 12,899 |                |

Comprehensive Capital Needs Assessment Schedule

Site Improvements

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extention      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| 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  | Asphalt Parking / Roadways        |                                |                                   |             |                            | 2013                     |                              |           |      |          | 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      |        |                |  |  |  |  |
| 3  | Concrete Sidewalks                |                                |                                   |             |                            | 2013                     |                              |           |      |          | 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      |        |                |  |  |  |  |
| 5  | Fencing                           |                                |                                   |             |                            | 2013                     |                              |           |      |          | 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      |        |                |  |  |  |  |
| 7  | Dumpster Enclosures               |                                |                                   |             |                            | 2013                     |                              |           |      |          | 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      |        |                |  |  |  |  |
| 9  | Site Lighting                     |                                |                                   |             |                            | 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 | Driveways-Asphalt                 | 5,846                          |                                   | <20         | 20                         | 2013                     |                              |           |      |          | 1,169   | 1,204   | 1,240   | 1,277   | 1,316   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      |        |                |  |  |  |  |
| 18 | Walkways-Concrete                 | 600                            |                                   | varies      | 60                         | 2013                     |                              |           |      |          | 120     | 124     | 127     | 131     | 135     | 139     | 143     | 148     | 152     | 157     | 161     | 166     | 171     | 176     | 182    | 187    | 193    | 198    | 204    | 210    |                |  |  |  |  |
| 19 | Sidewalks-Concrete                | 848                            |                                   | varies      | 60                         | 2013                     |                              |           |      |          | 170     | 175     | 180     | 186     | 191     | 197     | 203     | 209     | 215     | 222     | 228     | 235     | 242     | 250     | 257    | 265    | 273    | 281    | 289    | 298    |                |  |  |  |  |
| 20 | Sanitary Waste to Street @50%     | 8,775                          |                                   | 63          | 60                         | 2013                     |                              |           |      |          | 439     | 452     | 466     | 480     | 494     | 509     | 524     | 540     | 556     | 573     | 590     | 608     | 626     | 645     | 664    | 684    | 704    | 726    | 747    | 770    |                |  |  |  |  |
| 21 | Portable Water from Street @50%   | 6,075                          |                                   | 63          | 60                         | 2013                     |                              |           |      |          | 304     | 313     | 323     | 332     | 342     | 352     | 363     | 374     | 385     | 397     | 409     | 421     | 433     | 446     | 460    | 474    | 488    | 502    | 518    | 533    |                |  |  |  |  |
| 22 | Electric Service from Street @50% | 4,725                          |                                   | 63          | 60                         | 2013                     |                              |           |      |          | 236     | 243     | 250     | 258     | 266     | 274     | 282     | 290     | 299     | 308     | 317     | 327     | 336     | 347     | 357    | 368    | 379    | 390    | 402    | 414    |                |  |  |  |  |
| 23 |                                   |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 24 |                                   |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 25 |                                   |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 26 |                                   |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 27 | Annual Planned Expenditures       |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 2,438   | 2,511   | 2,586   | 2,664   | 2,744   | 1,471   | 1,515   | 1,561   | 1,608   | 1,656   | 1,705   | 1,757   | 1,809   | 1,864   | 1,919  | 1,977  | 2,036  | 2,097  | 2,160  | 2,225  | 0              |  |  |  |  |
| 28 | Cumulative Reserve Balance        |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 551,455 | 501,619 | 450,287 | 398,334 | 344,822 | 304,043 | 275,618 | 246,340 | 216,183 | 182,380 | 170,203 | 157,661 | 147,260 | 125,974 | 80,243 | 40,646 | 28,006 | 23,436 | 18,729 | 12,899 |                |  |  |  |  |



## Building Exterior

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extension      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| Default Inflation Rate: | 3.0%  |

Mill Ridge Extension • Capital Needs Assessment • © On-Site Insight

## Roofing

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| Default Inflation Rate: | 3.0%  |

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## Lobby / Mail Area

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extension      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| Default Inflation Rate: | 3.0%  |

[illegible]

Comprehensive Capital Needs Assessment Schedule

Community Room

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extention      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| 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  | Floor                       |                                |                                   |             |                            | 2013                     |                              |           |         | 0        | 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      | 0    |      |                |  |  |  |  |
| 3  | Kitchen Appliances          |                                |                                   |             |                            | 2013                     |                              |           |         | 0        | 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      | 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                            | 0         | 551,455 | 501,619  | 450,287 | 398,334 | 344,822 | 304,043 | 275,618 | 246,340 | 216,183 | 182,380 | 170,203 | 157,661 | 147,260 | 125,974 | 80,243 | 40,646 | 28,006 | 23,436 | 18,729 | 12,899 |      |      |                |  |  |  |  |



## Common Hallways

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| Default Inflation Rate: | 3.0%  |

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Comprehensive Capital Needs Assessment Schedule

Common Stairways

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extention      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| 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  | Ceilings                    |                                |                                   |             |                            | 2013                     |                              |           |      | 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      |        |                |  |  |  |  |
| 4  | Doors                       |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      |        |                |  |  |  |  |
| 5  | Railings                    |                                |                                   |             |                            | 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      |                |  |  |  |  |
| 28 | Cumulative Reserve Balance  |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 551,455 | 501,619 | 450,287 | 398,334 | 344,822 | 304,043 | 275,618 | 246,340 | 216,183 | 182,380 | 170,203 | 157,661 | 147,260 | 125,974 | 80,243 | 40,646 | 28,006 | 23,436 | 18,729 | 12,899 |                |  |  |  |  |

Comprehensive Capital Needs Assessment Schedule

Common Laundry

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extention      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| 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  | Ceilings                    |                                |                                   |             |                            | 2013                     |                              |           |      | 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      |        |                |  |  |  |  |
| 4  | Ventilation                 |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 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      | 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      |                |  |  |  |  |
| 28 | Cumulative Reserve Balance  |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 551,455 | 501,619 | 450,287 | 398,334 | 344,822 | 304,043 | 275,618 | 246,340 | 216,183 | 182,380 | 170,203 | 157,661 | 147,260 | 125,974 | 80,243 | 40,646 | 28,006 | 23,436 | 18,729 | 12,899 |                |  |  |  |  |



## Common Area Restrooms

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extension      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| Default Inflation Rate: | 3.0%  |

[illegible]

## Building Boilers

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extension      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| Default Inflation Rate: | 3.0%  |

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extention      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| 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  | Building Fire Suppression       |                                |                                   |             |                            | 2013                     |                              |           |         | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 2  | Building Heating Distribution   |                                |                                   |             |                            | 2013                     |                              |           |         | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 3  | Domestic Hot / Cold Water Dist. |                                |                                   |             |                            | 2013                     |                              |           |         | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 4  | Building Sanitary Waste & Vent. |                                |                                   |             |                            | 2013                     |                              |           |         | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 5  | Make-Up Air Unit                |                                |                                   |             |                            | 2013                     |                              |           |         | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 6  | Ventalation & Exhaust           |                                |                                   |             |                            | 2013                     |                              |           |         | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 7  | Air Handling Units              |                                |                                   |             |                            | 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                            | 0         | 551,455 | 501,619  | 450,287 | 398,334 | 344,822 | 304,043 | 275,618 | 246,340 | 216,183 | 182,380 | 170,203 | 157,661 | 147,260 | 125,974 | 80,243 | 40,646 | 28,006 | 23,436 | 18,729 | 12,899 |      |      |                |  |  |  |  |



Comprehensive Capital Needs Assessment Schedule

Building Electrical

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extention      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| 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  | Switch Gear                 |                                |                                   |             |                            | 2013                     |                              |           | 0       | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 2  | Emergency Generator         |                                |                                   |             |                            | 2013                     |                              |           | 0       | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 3  | Smoke / Fire Detection      |                                |                                   |             |                            | 2013                     |                              |           | 0       | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 4  | Signaling / Communication   |                                |                                   |             |                            | 2013                     |                              |           | 0       | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 5  | Building Wiring             |                                |                                   |             |                            | 2013                     |                              |           | 0       | 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      | 0    |      |                |  |  |  |  |
| 7  | Other                       |                                |                                   |             |                            | 2013                     |                              |           | 0       | 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      | 0    |      |                |  |  |  |  |
| 9  | Other                       |                                |                                   |             |                            | 2013                     |                              |           | 0       | 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      | 0    |      |                |  |  |  |  |
| 11 | Other                       |                                |                                   |             |                            | 2013                     |                              |           | 0       | 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      | 0    |      |                |  |  |  |  |
| 13 | Other                       |                                |                                   |             |                            | 2013                     |                              |           | 0       | 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      | 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 |                             |                                |                                   |             |                            |                          |                              |           |         |          |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |      |      |                |  |  |  |  |
| 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                            | 0         | 551,455 | 501,619  | 450,287 | 398,334 | 344,822 | 304,043 | 275,618 | 246,340 | 216,183 | 182,380 | 170,203 | 157,661 | 147,260 | 125,974 | 80,243 | 40,646 | 28,006 | 23,436 | 18,729 | 12,899 |      |      |                |  |  |  |  |

## Building Elevator

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extension      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| Default Inflation Rate: | 3.0%  |

Mill Ridge Extension • Capital Needs Assessment • © On-Site Insight

## Building Structural

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| Default Inflation Rate: | 3.0%  |

13408-Mill Ridge Extension\_SS 6/13/2013

## Unit Living

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| 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  | Interior Doors                                  |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      |        |        |                |  |  |  |  |
| 2  | Walls   |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      |        |        |                |  |  |  |  |
| 3  | Ceilings  |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      |        |        |                |  |  |  |  |
| 4  | Interior Stairs                                 |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      |        |        |                |  |  |  |  |
| 5  | Floors  |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      |        |        |                |  |  |  |  |
| 6  | AC Sleeve                                       |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      |        |        |                |  |  |  |  |
| 7  | Electrical Outlets                              |                                |                                   |             |                            | 2013                     |                              |           |      | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      |        |        |                |  |  |  |  |
| 8  | Lighting Fixtures                               |                                |                                   |             |                            | 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 | Interior Passage Doors                          | 6,600                          |                                   | varies      | 30                         | 2013                     |                              |           |      | 220      | 227     | 233     | 240     | 248     | 255     | 263     | 271     | 279     | 287     | 296     | 305     | 314     | 323     | 333     | 343    | 353    | 364    | 375    | 386    |        |                |  |  |  |  |
| 18 | Closet Doors                                    | 10,560                         |                                   | varies      | 30                         | 2013                     |                              |           |      | 352      | 363     | 373     | 385     | 396     | 408     | 420     | 433     | 446     | 459     | 473     | 487     | 502     | 517     | 532     | 548    | 565    | 582    | 599    | 617    |        |                |  |  |  |  |
| 19 | Living Area Flooring Hardwood Refinishing       | 22,406                         |                                   | varies      | 15                         | 2013                     |                              |           |      | 1,494    | 1,539   | 1,585   | 1,633   | 1,682   | 1,732   | 1,784   | 1,837   | 1,893   | 1,949   | 2,008   | 2,068   | 2,130   | 2,194   | 2,260   | 2,328  | 2,397  | 2,469  | 2,543  | 2,620  |        |                |  |  |  |  |
| 20 | Living Area Flooring Vinyl Composite Tile (VCT) | 8,268                          |                                   | varies      | 10                         | 2013                     |                              |           |      | 827      | 852     | 877     | 904     | 931     | 959     | 987     | 1,017   | 1,048   | 1,079   | 1,111   | 1,145   | 1,179   | 1,214   | 1,251   | 1,288  | 1,327  | 1,367  | 1,408  | 1,450  |        |                |  |  |  |  |
| 21 |   |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 22 |   |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 23 |   |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 24 |   |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 25 |   |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 26 |   |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 27 | Annual Planned Expenditures                     |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 2,893   | 2,980   | 3,069   | 3,161   | 3,256   | 3,354   | 3,454   | 3,558   | 3,665   | 3,775   | 3,888   | 4,005   | 4,125   | 4,248   | 4,376  | 4,507  | 4,642  | 4,782  | 4,925  | 5,073  | 0              |  |  |  |  |
| 28 | Cumulative Reserve Balance                      |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 551,455 | 501,619 | 450,287 | 398,334 | 344,822 | 304,043 | 275,618 | 246,340 | 216,183 | 182,380 | 170,203 | 157,661 | 147,260 | 125,974 | 80,243 | 40,646 | 28,006 | 23,436 | 18,729 | 12,899 |                |  |  |  |  |



## Unit Bathrooms

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| 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  | Ceiling                        |                                |                                   |             |                            | 2013                     |                              |           |         | 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      |      |      |                |  |  |  |  |
| 4  | Toilet                         |                                |                                   |             |                            | 2013                     |                              |           |         | 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      |      |      |                |  |  |  |  |
| 6  | Floor                          |                                |                                   |             |                            | 2013                     |                              |           |         | 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      |      |      |                |  |  |  |  |
| 8  | Lighting Features              |                                |                                   |             |                            | 2013                     |                              |           |         | 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      |      |      |                |  |  |  |  |
| 10 | GFI Outlet                     |                                |                                   |             |                            | 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 | Bathroom Floors VCT            | 1,500                          |                                   | varies      | 10                         | 2013                     |                              |           |         | 150      | 155     | 159     | 164     | 169     | 174     | 179     | 184     | 190     | 196     | 202     | 208     | 214     | 220    | 227    | 234    | 241    | 248    | 255    | 263  |      |                |  |  |  |  |
| 18 | Bath Tubs and Shower Surrounds | 17,200                         |                                   | 63          | 35                         | 2013                     |                              |           |         | 1,720    | 1,772   | 1,825   | 1,879   | 1,936   | 1,994   | 2,054   | 2,115   | 2,179   | 2,244   | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      |      |      |                |  |  |  |  |
| 19 | Sinks                          | 5,040                          |                                   | >35         | 35                         | 2013                     |                              |           |         | 420      | 433     | 446     | 459     | 473     | 487     | 502     | 517     | 532     | 548     | 564     | 581     | 0       | 0      | 0      | 0      | 0      | 0      | 0      |      |      |                |  |  |  |  |
| 20 | Toilets                        | 4,920                          |                                   | >35         | 35                         | 2013                     |                              |           |         | 410      | 422     | 435     | 448     | 461     | 475     | 490     | 504     | 519     | 535     | 551     | 568     | 0       | 0      | 0      | 0      | 0      | 0      | 0      |      |      |                |  |  |  |  |
| 21 | Medicine Cabinets              | 900                            |                                   | >35         | 35                         | 2013                     |                              |           |         | 75       | 77      | 80      | 82      | 84      | 87      | 90      | 92      | 95      | 98      | 101     | 104     | 0       | 0      | 0      | 0      | 0      | 0      | 0      |      |      |                |  |  |  |  |
| 22 | Add Bathroom Ventilation       | 3,000                          |                                   | Add         | 20                         | 2013                     |                              |           |         | 250      | 258     | 265     | 273     | 281     | 290     | 299     | 307     | 317     | 326     | 336     | 346     | 0       | 0      | 0      | 0      | 0      | 0      | 0      |      |      |                |  |  |  |  |
| 23 |                                |                                |                                   |             |                            |                          |                              |           |         |          |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |      |      |                |  |  |  |  |
| 24 |                                |                                |                                   |             |                            |                          |                              |           |         |          |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |      |      |                |  |  |  |  |
| 25 |                                |                                |                                   |             |                            |                          |                              |           |         |          |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |      |      |                |  |  |  |  |
| 26 |                                |                                |                                   |             |                            |                          |                              |           |         |          |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |      |      |                |  |  |  |  |
| 27 | Annual Planned Expenditures    |                                |                                   |             |                            |                          | 0                            | 0         | 3,025   | 3,116    | 3,209   | 3,305   | 3,405   | 3,507   | 3,612   | 3,720   | 3,832   | 3,947   | 1,754   | 1,806   | 214     | 220     | 227    | 234    | 241    | 248    | 255    | 263    | 0    |      |                |  |  |  |  |
| 28 | Cumulative Reserve Balance     |                                |                                   |             |                            |                          | 0                            | 0         | 551,455 | 501,619  | 450,287 | 398,334 | 344,822 | 304,043 | 275,618 | 246,340 | 216,183 | 182,380 | 170,203 | 157,661 | 147,260 | 125,974 | 80,243 | 40,646 | 28,006 | 23,436 | 18,729 | 12,899 |      |      |                |  |  |  |  |

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extension      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| 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 | Floors VCT                      | 12,600                         |                                   | varies      | 10                         | 2013                     |                              |           | 1,260   | 1,298    | 1,337   | 1,377   | 1,418   | 1,461   | 1,505   | 1,550   | 1,596   | 1,644   | 1,693   | 1,744   | 1,796   | 1,850   | 1,906  | 1,963  | 2,022  | 2,083  | 2,145  | 2,209  |      |      |                |  |  |  |  |
| 18 | Kitchen Cabinets Old            | 27,000                         |                                   | 63          | 20                         | 2013                     |                              |           | 4,500   | 4,635    | 4,774   | 4,917   | 5,065   | 5,217   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 19 | Kitchen Cabinets New            | 5,400                          |                                   | 5           | 20                         | 2027                     |                              |           | 0       | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 8,168   | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 20 | Interim Countertop Replacements | 5,697                          |                                   | 0           | 10                         | 2022                     |                              |           | 0       | 0        | 0       | 0       | 0       | 0       | 0       | 0       | 2,478   | 2,552   | 2,629   | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      | 0      | 0    |      |                |  |  |  |  |
| 21 |                                 |                                |                                   |             |                            |                          |                              |           |         |          |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |      |      |                |  |  |  |  |
| 22 |                                 |                                |                                   |             |                            |                          |                              |           |         |          |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |      |      |                |  |  |  |  |
| 23 |                                 |                                |                                   |             |                            |                          |                              |           |         |          |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |      |      |                |  |  |  |  |
| 24 |                                 |                                |                                   |             |                            |                          |                              |           |         |          |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |      |      |                |  |  |  |  |
| 25 |                                 |                                |                                   |             |                            |                          |                              |           |         |          |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |      |      |                |  |  |  |  |
| 26 |                                 |                                |                                   |             |                            |                          |                              |           |         |          |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |      |      |                |  |  |  |  |
| 27 | Annual Planned Expenditures     |                                |                                   |             |                            |                          | 0                            | 0         | 5,760   | 5,933    | 6,111   | 6,294   | 6,483   | 6,677   | 1,505   | 1,550   | 1,596   | 4,122   | 4,245   | 4,373   | 1,796   | 1,850   | 10,074 | 1,963  | 2,022  | 2,083  | 2,145  | 2,209  | 0    |      |                |  |  |  |  |
| 28 | Cumulative Reserve Balance      |                                |                                   |             |                            |                          | 0                            | 0         | 551,455 | 501,619  | 450,287 | 398,334 | 344,822 | 304,043 | 275,618 | 246,340 | 216,183 | 182,380 | 170,203 | 157,661 | 147,260 | 125,974 | 80,243 | 40,646 | 28,006 | 23,436 | 18,729 | 12,899 |      |      |                |  |  |  |  |



Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

|                      |                           |
|----------------------|---------------------------|
| Owner Sponsor Name:  | Danbury Housing Authority |
| Project Name:        | Mill Ridge Extention      |
| Project City / Town: | Danbury                   |

|                        |                 |
|------------------------|-----------------|
| Current Year:          | 2013            |
| Budget Effective Date: | January 1, 2013 |
| Report Date:           | June 4, 2013    |

|                         |       |
|-------------------------|-------|
| Number of Units:        | 12    |
| Total Square Feet:      | 7,560 |
| 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  | Radiators                                  |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      |        |                |  |  |  |  |
| 2  | Unit Temperature Controls                  |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      |        |                |  |  |  |  |
| 3  | Air Conditioning Unit / Sleeve             |                                |                                   |             |                            | 2013                     |                              |           |      |          | 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      |        |                |  |  |  |  |
| 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 | Other                                      |                                |                                   |             |                            | 2013                     |                              |           |      |          | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      |        |                |  |  |  |  |
| 17 | Domestic Hot/Cold Water Distribution       | 3,160                          |                                   | 63          | 60                         | 2013                     |                              |           |      |          | 316     | 325     | 335     | 345     | 356     | 366     | 377     | 389     | 400     | 412     | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      |        |                |  |  |  |  |
| 18 | Sanitary Waste Distribution                | 3,160                          |                                   | 63          | 60                         | 2013                     |                              |           |      |          | 316     | 325     | 335     | 345     | 356     | 366     | 377     | 389     | 400     | 412     | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      |        |                |  |  |  |  |
| 19 | Boilers, Oil-fired Old                     | 36,000                         |                                   | >35         | 25                         | 2013                     |                              |           |      |          | 7,200   | 7,416   | 7,638   | 7,868   | 8,104   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      |        |                |  |  |  |  |
| 20 | Boilers, Oil-fired New                     | 7,200                          |                                   | 11          | 25                         | 2026                     |                              |           |      |          | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 10,573  | 0       | 0      | 0      | 0      | 0      | 0      |        |                |  |  |  |  |
| 21 | Thermostats                                | 2,424                          |                                   | 10          | 20                         | 2022                     |                              |           |      |          | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 264     | 271     | 280     | 288     | 297     | 306    | 315    | 324    | 334    | 344    | 354    |                |  |  |  |  |
| 22 | Hydronic Heat Circulation Pumps            | 6,990                          |                                   | varies      | 15                         | 2013                     |                              |           |      |          | 582     | 599     | 617     | 636     | 655     | 675     | 695     | 716     | 737     | 759     | 782     | 806     | 0       | 0       | 0      | 907    | 934    | 962    | 991    | 1,021  |                |  |  |  |  |
| 23 | Replace Convector Radiators with Baseboard | 11,880                         |                                   | 63          | 40                         | 2013                     |                              |           |      |          | 1,980   | 2,039   | 2,101   | 2,164   | 2,229   | 2,295   | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0      | 0      | 0      | 0      | 0      |        |                |  |  |  |  |
| 24 |  |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 25 |  |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 26 |  |                                |                                   |             |                            |                          |                              |           |      |          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |        |        |        |        |        |        |                |  |  |  |  |
| 27 | Annual Planned Expenditures                |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 10,394  | 10,706  | 11,027  | 11,358  | 11,699  | 3,703   | 1,450   | 1,493   | 1,538   | 1,848   | 1,054   | 1,085   | 288     | 10,870  | 306    | 1,221  | 1,258  | 1,296  | 1,335  | 1,375  | 0              |  |  |  |  |
| 28 | Cumulative Reserve Balance                 |                                |                                   |             |                            |                          |                              | 0         |      | 0        | 551,455 | 501,619 | 450,287 | 398,334 | 344,822 | 304,043 | 275,618 | 246,340 | 216,183 | 182,380 | 170,203 | 157,661 | 147,260 | 125,974 | 80,243 | 40,646 | 28,006 | 23,436 | 18,729 | 12,899 |                |  |  |  |  |



## **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.