

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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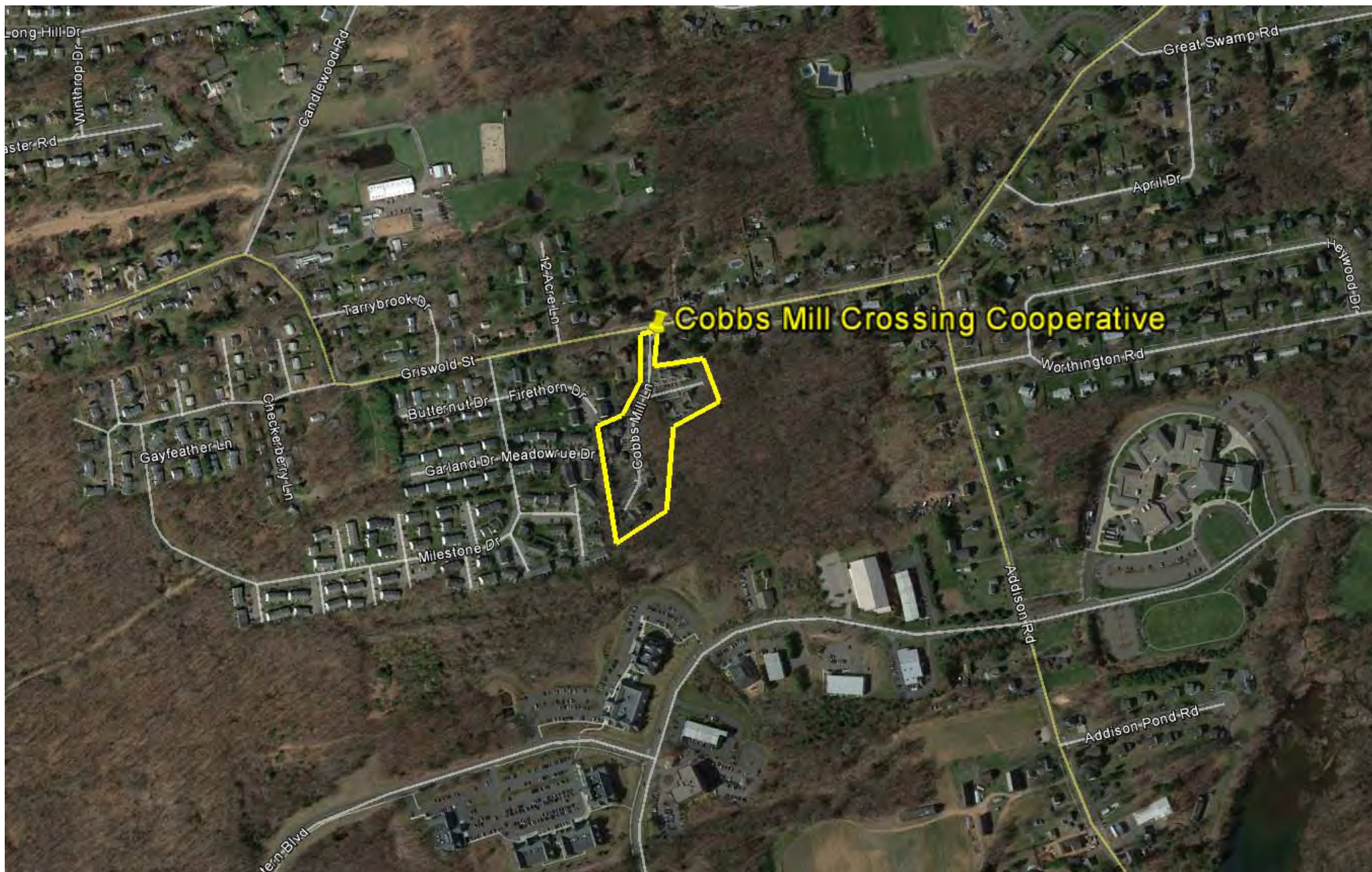
on-site-insight.com



Cobbs Mill Crossing
CHFA # 95050D
Faith Asset Management, LLC
Glastonbury, CT

August 2, 2013

Final Report



Cobbs Mill Crossing Cooperative

1-32 Cobbs Mill Lane
Glastonbury, CT 06033



Cobbs Mill Crossing Cooperative

1-32 Cobbs Mill Lane
Glastonbury, CT 06033

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

Executive Summary

Cobbs Mill Crossing Cooperative

Glastonbury, CT

Cobbs Mill Crossing Cooperative is a residential development for families that is comprised of five townhouse-style residential buildings and one community building. The development includes 32 apartments (5 one-bedroom units, 19 two-bedroom units, and 8 three-bedroom units), with six units designated as handicap accessible. Located on 5 acres (nominal) of minimally sloped topography, original construction of the development dates to 1994; and no rehabilitation projects have taken place since original construction.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections and available information from the client regarding existing reserves and annual reserve deposits, the development is seen as requiring an adjustment to its current funding scenario and/or an infusion of additional capital in year two of the plan.

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

- An allowance for replacement of the asphalt roadways, parking areas, and curbing is shown in Year 1. Future maintenance cycles for asphalt crack-filling, seal-coating, and striping are shown in Years 6, 11, and 17. Replacement of the roadway traffic signs are shown in Year 1.
- Allowances for concrete walkway repairs/replacement are shown beginning in Year 6, over a fifteen year period.
- An allowance to replace the wood dumpster enclosures is shown in Year 12. Replacement of the grounds wood stockade fencing is shown in Year 20.

- Allowances to replace the playground equipment and mail kiosk are shown in Year 2.
- Replacement of the pole mounted site light fixtures is shown in Year 7.
- The community building interior finishes and doors exhibit wear. Allowances for painting cycles are shown in Years 1 and 11.
- Replacement of the ceiling tiles and interior doors is shown in Year 1. Replacement of the restroom fixtures and accessories is shown in Year 7. An allowance to replace the two thru-wall air conditioning units is shown in Year 1. Replacement of the boiler is shown in Year 7 and an allowance for replacement of the gas-fired domestic hot water tank is shown in Year 10. The fire control panel, illuminate emergency exit signs, and wall mounted auxiliary light fixtures are shown for replacement in Year 1.
- A possible health and safety risk exists at the community building circuit breaker panel; the circuitry cover panel is unfastened and electrical connections are exposed. This health and safety risk should be addressed immediately.
- The majority of the building exterior finish components are in good condition and exhibit minimal age and impact wear. Replacement of the community building entry doors and wood colonial columns are shown in Year 2. The community building utility and service doors are shown for replacement in Year 7.
- All buildings are shown for siding, soffit, fascia, trim, gutters downspouts, and window replacement beginning in Year 6, over a two year period. Unit entry doors, utility doors, and storage room doors are shown for replacement beginning in Year 11, over a two year period. Unit storm doors are shown for replacement in Years 1 and 16, over a two year period.
- The roof shingles are in overall good condition, with minimal age wear observed. Replacement of the roof shingles with architectural grade materials is shown beginning in Year 6, over a two year period. Replacement of the metal chimney flues is also shown beginning in Year 6, to coincide with the shingle replacement project.
- In-unit upgrades, floor covering replacement, bathroom fixtures, kitchen cabinet replacement, and kitchen appliance replacement are shown beginning in Year 1, and continuing throughout the plan with the majority of the improvements beginning in Year 11, over a two year period.

- Replacement of the unit boilers is shown beginning in Year 1, over a two year period. An allowance to replace the hydronic baseboard radiation panels are shown beginning in Year 11, over a two year period.
- Allowances to replace the unit gas-fired domestic hot water tanks are shown in Years 6, 11, and 18.
- Accessibility needs exist at the playground area and in the unit handicap designated kitchens. The installation of a concrete walkway to the playground and sink trap protection in the handicap designated kitchens is shown as a deferred expense in Year 1. The remainder of the site, community building, and handicap units were observed to be in compliance with accessibility standards.

Additional Notes:

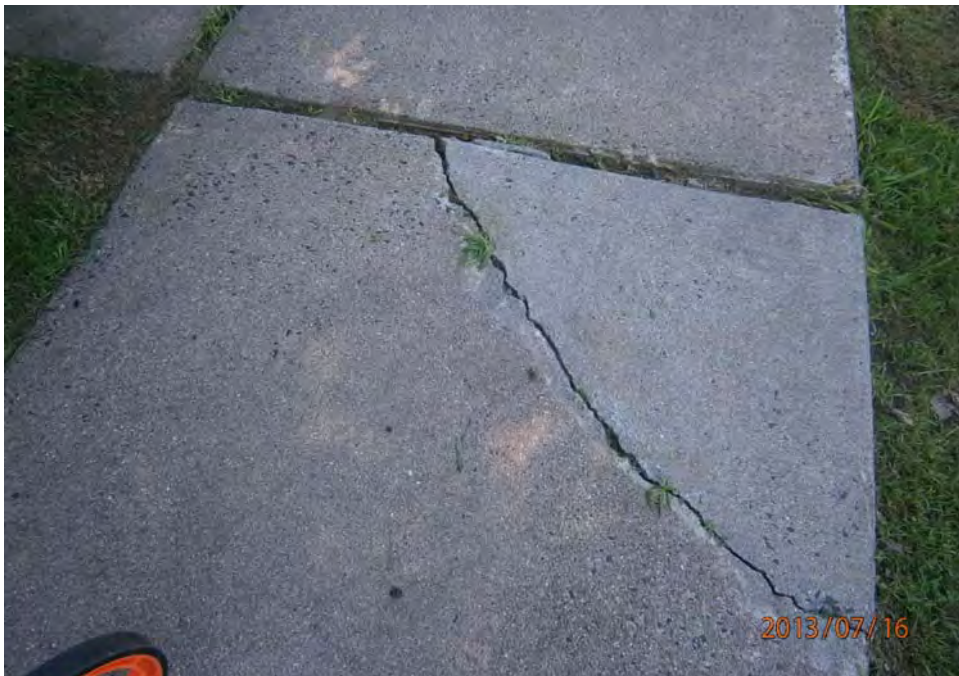
1. The Physical Assessment of the property was conducted on July 16th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Jerome Hagerty. We would like to thank Ms. Lynn Ford for her assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



1. Asphalt roadway exhibits cracks



2. Damaged asphalt curbing



3. Concrete walkway exhibits cracks



4. Wood stockade fencing



5. Wood dumpster enclosure



6. Mail kiosk - note pedestal rust



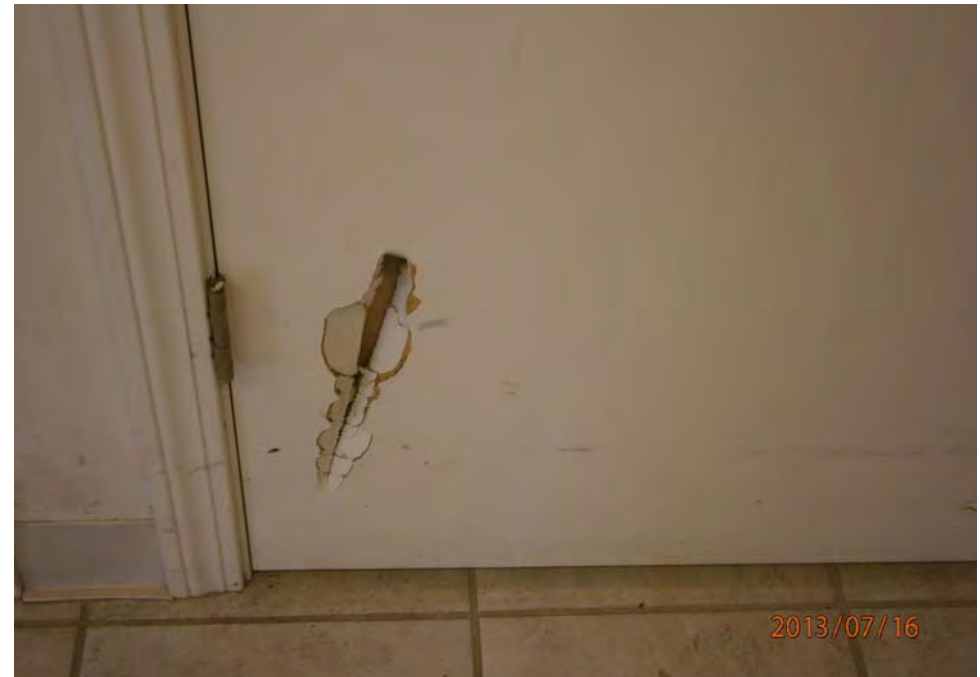
7. Playground equipment



8. Pole mounted site light fixture



9. Community room



10. Community room interior door; damaged



11. Community building boiler and DHW tank



12. Community room inoperable auxiliary light fixture



13. Community room inoperable emergency exit sign



14. Community building circuit panel cover unfastened



15. Community building



16. Community building entry doors



17. Community building wood colonial column



18. Typical townhouse style building



19. Typical casement window



20. Typical unit entry doors



21. Typical unit utility room door



22. Typical unit living room



23. Typical unit kitchen



24. Typical unit bathroom

Comprehensive Capital Needs Assessment Schedule

Summary

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| Default Inflation Rate: | 3.0% |

| | |
|--|-----------|
| Beginning Replacement Reserve Balance: | \$286,838 |
| Annual Replacement Reserve Contribution: | \$30,920 |
| 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 | 1,250 | 1,100 | 119,661 | 0 | 0 | 0 | 25,881 | 41,054 | 4,356 | 4,487 | 4,622 | 30,003 | 9,263 | 5,050 | 5,202 | 5,358 | 5,518 | 35,825 | 5,854 | 6,030 | 44,876 | 0 |
| 2 | Building Exterior | 0 | 0 | 7,750 | 15,337 | 0 | 0 | 0 | 216,477 | 225,301 | 0 | 0 | 0 | 49,583 | 50,144 | 0 | 0 | 0 | 12,074 | 12,436 | 0 | 0 | 0 | 0 |
| 3 | Roofing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125,523 | 129,289 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 | Lobby - Mail Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5 | Community Room | 0 | 0 | 3,083 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 507 | 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 | 100 | 0 | 0 | 0 | 0 | 0 | 2,429 | 0 | 0 | 0 | 134 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10 | Building Boilers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,284 | 0 | 0 | 1,585 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11 | Building Mechanical | 0 | 0 | 1,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,558 | 0 | 0 | 0 | 0 | 0 |
| 12 | Building Electrical | 0 | 0 | 4,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,712 | 0 | 0 | 0 | 0 | 0 |
| 13 | Building Elevator | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14 | Building Structural | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15 | Unit Living | 0 | 0 | 21,514 | 22,160 | 16,713 | 17,215 | 0 | 7,165 | 7,379 | 7,600 | 7,828 | 8,064 | 8,306 | 8,555 | 31,272 | 32,211 | 33,177 | 43,147 | 19,160 | 10,214 | 10,521 | 10,837 | 0 |
| 16 | Unit Kitchens | 0 | 450 | 32,480 | 33,455 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 148,691 | 164,225 | 0 | 0 | 0 | 46,240 | 47,627 | 0 | 0 | 0 | 0 |
| 17 | Unit Bathrooms | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 152,937 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18 | Unit Electrical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19 | Unit Mechanical | 0 | 0 | 45,600 | 46,968 | 0 | 0 | 0 | 22,536 | 0 | 0 | 0 | 0 | 53,004 | 27,685 | 0 | 0 | 0 | 0 | 0 | 32,131 | 0 | 0 | 0 |
| 20 | Annual Planned Expenditures | 0 | 1,700 | 117,577 | 237,581 | 16,713 | 17,215 | 0 | 397,582 | 412,735 | 11,956 | 12,315 | 14,271 | 290,228 | 412,809 | 36,322 | 37,413 | 38,535 | 116,249 | 115,048 | 48,199 | 16,551 | 55,713 | 0 |
| 21 | Annual Provision (indexed at 3%) | | | 30,920 | 31,848 | 32,803 | 33,787 | 34,801 | 35,845 | 36,920 | 38,028 | 39,169 | 40,344 | 41,554 | 42,801 | 44,085 | 45,407 | 46,769 | 48,172 | 49,618 | 51,106 | 52,639 | 54,218 | |
| 22 | Outside Capital | | | | 1,400,000 | | | | | | | | | | | | | | | | | | | |
| 23 | Cumulative Reserve Balance | 286,838 | 285,138 | 198,481 | 1,392,747 | 1,408,837 | 1,425,409 | 1,460,210 | 1,098,473 | 722,657 | 748,729 | 775,583 | 801,655 | 552,981 | 182,972 | 190,735 | 198,729 | 206,963 | 138,886 | 73,456 | 76,363 | 112,451 | 110,957 | |

Comprehensive Capital Needs Assessment Schedule

Site Improvements

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| 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 | 112,701 | | 19 | 20 | 2014 | | | | 0 | 116,082 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 2 | Crack Fill / Sealant | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 3 | Concrete Sidewalks | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 4 | Bituminous Sidewalks | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 5 | Fencing | 22,050 | | 1 | 20 | 2032 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38,665 | | | | | |
| 6 | Landscaping | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 7 | Dumpster Enclosures | 3,150 | | 1 | 12 | 2024 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,360 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 8 | Storm Water System | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 9 | Site Lighting | 30,840 | | 19 | 25 | 2019 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 36,825 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 10 | Mail Kiosks | 975 | | 19 | 20 | 2014 | | | | 0 | 1,004 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 11 | Playground Equipment | 2,500 | | 19 | 20 | 2014 | | | | 0 | 2,575 | 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 | Asphalt Parking / Roadways- Crack-filling, Seal-coating, and Striping | 18,783 | | 1 | 6 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 21,775 | 0 | 0 | 0 | 0 | 25,243 | 0 | 0 | 0 | 0 | 0 | 0 | 30,141 | 0 | 0 | 0 | | | | | |
| 18 | Concrete Walkway-Repair / Replacement Cycles | 53,125 | | 19 | 25 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 4,106 | 4,229 | 4,356 | 4,487 | 4,622 | 4,760 | 4,903 | 5,050 | 5,202 | 5,358 | 5,518 | 5,684 | 5,854 | 6,030 | 6,211 | | | | | | |
| 19 | Roadway Traffic Signs | 1,100 | | 19 | 20 | 2013 | | | | 1,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 20 | Accessibility-Walkway to Playground | | | | | 2013 | | 4 | 1,250 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | | 1,250 | 1,100 | 119,661 | 0 | 0 | 0 | 25,881 | 41,054 | 4,356 | 4,487 | 4,622 | 30,003 | 9,263 | 5,050 | 5,202 | 5,358 | 5,518 | 35,825 | 5,854 | 6,030 | 44,876 | 0 | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 286,838 | | 285,138 | 198,481 | 1,392,747 | 1,408,837 | 1,425,409 | 1,460,210 | 1,098,473 | 722,657 | 748,729 | 775,583 | 801,655 | 552,981 | 182,972 | 190,735 | 198,729 | 206,963 | 138,886 | 73,456 | 76,363 | 112,451 | 110,957 | | | | | | |

Comprehensive Capital Needs Assessment Schedule

Building Exterior

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| 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 | Exterior Doors | 5,640 | | 19 | 20 | 2014 | | | | 0 | 5,809 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 2 | Glass Doors (Sliders) | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 3 | Exterior Walls - Masonry | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 4 | Exterior Walls - EIFS | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 5 | Ext. Walls - Vinyl Siding | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 6 | Ext. Walls - Wood Siding | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 7 | Windows | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 8 | Exterior Soffits and Fascia | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 9 | Caulking | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 10 | Unit Balconies / Decks | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 11 | Railings | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 12 | Community Building-Utility Room Door | 650 | | 19 | 25 | 2019 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 776 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 13 | Community Building-Service Doors | 1,300 | | 19 | 25 | 2019 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 1,552 | 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 | Community Building-Wood Colonial Columns | 1,500 | | 19 | 20 | 2014 | | | | 0 | 1,545 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 17 | Unit Entry Doors | 35,650 | | 19 | 30 | 2023 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,955 | 24,674 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 18 | Unit Storm Doors | 15,500 | | 19 | 15 | 2013 | | | | 7,750 | 7,983 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,074 | 12,436 | 0 | 0 | 0 | | | | | | |
| 19 | Unit Storage & Utility Doors | 36,800 | | 19 | 30 | 2023 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25,628 | 25,470 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 20 | Exterior Light Fixtures | 7,276 | | 19 | 25 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 4,217 | 4,344 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 21 | Vinyl Siding | 243,523 | | 19 | 25 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 141,154 | 145,389 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 22 | Trim / Soffit / Fascia | 18,650 | | 19 | 25 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 10,810 | 11,135 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 23 | Windows | 104,025 | | 19 | 25 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 60,296 | 62,105 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 7,750 | 15,337 | 0 | 0 | 0 | 216,477 | 225,301 | 0 | 0 | 0 | 49,583 | 50,144 | 0 | 0 | 0 | 12,074 | 12,436 | 0 | 0 | 0 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 286,838 | | 285,138 | 198,481 | 1,392,747 | 1,408,837 | 1,425,409 | 1,460,210 | 1,098,473 | 722,657 | 748,729 | 775,583 | 801,655 | 552,981 | 182,972 | 190,735 | 198,729 | 206,963 | 138,886 | 73,456 | 76,363 | 112,451 | 110,957 | | | | | |

Roofing

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| Default Inflation Rate: | 3.0% |

Cobbs Mill Crossing Cooperative • Capital Needs Assessment • © On-Site Insight

Lobby / Mail Area

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| Default Inflation Rate: | 3.0% |

[illegible]

Community Room

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| Default Inflation Rate: | 3.0% |

Cobbs Mill Crossing Cooperative • Capital Needs Assessment • © On-Site Insight

Common Hallways

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| Default Inflation Rate: | 3.0% |

Page 16

Common Stairways

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| Default Inflation Rate: | 3.0% |

Page 17

Comprehensive Capital Needs Assessment Schedule

Common Laundry

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 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 | | | | | | 286,838 | 285,138 | 198,481 | 1,392,747 | 1,408,837 | 1,425,409 | 1,460,210 | 1,098,473 | 722,657 | 748,729 | 775,583 | 801,655 | 552,981 | 182,972 | 190,735 | 198,729 | 206,963 | 138,886 | 73,456 | 76,363 | 112,451 | 110,957 | | | | | | | |

Common Area Restrooms

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| Default Inflation Rate: | 3.0% |

Cobbs Mill Crossing Cooperative • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Boilers

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| 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 | Boilers / Warm Air Furnaces | 6,100 | | 19 | 25 | 2019 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 7,284 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 2 | Boiler Operating Controls | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 3 | Pneumatic Systems Controls | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 4 | Condensate & Feed Water | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 5 | Fuel Oil Storage | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 6 | Fuel Oil Transfer System | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 7 | Fuel Exhaust | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 8 | Combustion Air | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 9 | Community Building DHW Tank | 1,215 | | 6 | 15 | 2022 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,585 | 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 | 7,284 | 0 | 0 | 1,585 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 286,838 | | 285,138 | 198,481 | 1,392,747 | 1,408,837 | 1,425,409 | 1,460,210 | 1,098,473 | 722,657 | 748,729 | 775,583 | 801,655 | 552,981 | 182,972 | 190,735 | 198,729 | 206,963 | 138,886 | 73,456 | 76,363 | 112,451 | 110,957 | | | | | |

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| 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 | | | | | | |
| 2 | Building Heating Distribution | | | | | 2013 | | | | | 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 | | | | | | |
| 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 | | | | | | |
| 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 | | | | | | |
| 6 | Ventilation & Exhaust | | | | | 2013 | | | | | 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 | | | | | | |
| 8 | Community Building-Thru-Wall AC Units | 1,000 | | 19 | 15 | 2013 | | | | | 1,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,558 | 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 | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 1,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,558 | 0 | 0 | 0 | 0 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 286,838 | | 285,138 | 198,481 | 1,392,747 | 1,408,837 | 1,425,409 | 1,460,210 | 1,098,473 | 722,657 | 748,729 | 775,583 | 801,655 | 552,981 | 182,972 | 190,735 | 198,729 | 206,963 | 138,886 | 73,456 | 76,363 | 112,451 | 110,957 | | | | | |

Comprehensive Capital Needs Assessment Schedule

Building Electrical

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| 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 | | | | | | |
| 2 | Emergency Generator | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 3 | Smoke / Fire Detection | 3,250 | | 19 | 15 | 2013 | | | | 3,250 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,063 | 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 | | | | | | |
| 5 | Building Wiring | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 6 | Community Building-Illuminated Emergency Exit Signs | 700 | | 19 | 15 | 2013 | | | | 700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,091 | 0 | 0 | 0 | 0 | | | | | | |
| 7 | Community Building-Auxiliary Light Fixtures | 1,000 | | 19 | 15 | 2013 | | | | 1,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,558 | 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 | 4,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,712 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 286,838 | 285,138 | 198,481 | 1,392,747 | 1,408,837 | 1,425,409 | 1,460,210 | 1,098,473 | 722,657 | 748,729 | 775,583 | 801,655 | 552,981 | 182,972 | 190,735 | 198,729 | 206,963 | 138,886 | 73,456 | 76,363 | 112,451 | 110,957 | | | | | | | |

Comprehensive Capital Needs Assessment Schedule

Building Elevator

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| Default Inflation Rate: | 3.0% |

| | Component | Current Total Replacement Cost | Expected Annual Rate of Inflation | Current Age | Total Expected Useful Life | Initial Replacement Year | Planned Expenditures by Year | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|-----------------------------|--------------------------------|-----------------------------------|-------------|----------------------------|--------------------------|------------------------------|-----------|---------|-----------|-----------|-----------|-----------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|--------|---------|---------|------|------|----------------|--|--|--|--|
| | | | | | | | Code | Emergency | Code | Deferred | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | Revitalization | | | | |
| | | | | | | | | | | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | | | | | |
| 1 | Shafts and Doorways | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 2 | Cabs | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 3 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 4 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 5 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 6 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 7 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 8 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 9 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 10 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 11 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 12 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 13 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 14 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 15 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 16 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 286,838 | 285,138 | 198,481 | 1,392,747 | 1,408,837 | 1,425,409 | 1,460,210 | 1,098,473 | 722,657 | 748,729 | 775,583 | 801,655 | 552,981 | 182,972 | 190,735 | 198,729 | 206,963 | 138,886 | 73,456 | 76,363 | 112,451 | 110,957 | | | | | | | |

Building Structural

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| Default Inflation Rate: | 3.0% |

Cobbs Mill Crossing_SS 7/26/2013

Comprehensive Capital Needs Assessment Schedule

Unit Living

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| 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 | 0 | | | | | | |
| 2 | Walls | | | | | 2013 | | | | 0 | 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 | 0 | | | | | | |
| 4 | Interior Stairs | | | | | 2013 | | | | 0 | 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 | 0 | | | | | | |
| 6 | AC Sleeve | | | | | 2013 | | | | 0 | 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 | 0 | | | | | | |
| 8 | Lighting Fixtures | | | | | 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 | Interior Doors | 22,275 | | 19 | 25 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 1,722 | 1,773 | 1,826 | 1,881 | 1,938 | 1,996 | 2,056 | 2,117 | 2,181 | 2,246 | 2,314 | 2,383 | 2,454 | 2,528 | 2,604 | | | | | | |
| 18 | Closet Doors | 70,425 | | 19 | 25 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 5,443 | 5,606 | 5,774 | 5,947 | 6,126 | 6,310 | 6,499 | 6,694 | 6,895 | 7,102 | 7,315 | 7,534 | 7,760 | 7,993 | 8,233 | | | | | | |
| 19 | Carpet | 63,018 | | 19 | 12 | 2013 | | | | 15,754 | 16,227 | 16,713 | 17,215 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,461 | 23,135 | 23,829 | 24,544 | 0 | 0 | 0 | 0 | | | | | | | |
| 20 | Vinyl Flooring | 11,520 | | 19 | 15 | 2013 | | | | 5,760 | 5,933 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,974 | 9,243 | 0 | 0 | 0 | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 21,514 | 22,160 | 16,713 | 17,215 | 0 | 7,165 | 7,379 | 7,600 | 7,828 | 8,064 | 8,306 | 8,555 | 31,272 | 32,211 | 33,177 | 43,147 | 19,160 | 10,214 | 10,521 | 10,837 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 286,838 | | 285,138 | 198,481 | 1,392,747 | 1,408,837 | 1,425,409 | 1,460,210 | 1,098,473 | 722,657 | 748,729 | 775,583 | 801,655 | 552,981 | 182,972 | 190,735 | 198,729 | 206,963 | 138,886 | 73,456 | 76,363 | 112,451 | 110,957 | | | | | |

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| 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 | Cabinets | | | | | 2013 | | | | | 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 | | | | | |
| 6 | Sink | | | | | 2013 | | | | | 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 | | | | | |
| 8 | GFI Outlet | 8,000 | | 19 | 30 | 2024 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,074 | 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 | | | | | |
| 10 | Refrigerators | | | | | 2013 | | | | | 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 | | | | | |
| 12 | Range | | | | | 2013 | | | | | 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 | | | | | |
| 14 | Disposal | | | | | 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 | Vinyl Flooring | 24,000 | | 19 | 15 | 2013 | | | | | 12,000 | 12,360 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18,696 | 19,256 | 0 | 0 | 0 | | | | |
| 18 | Cabinets / Countertops / Sinks | 216,000 | | 19 | 30 | 2023 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 145,143 | 149,497 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| 19 | Rangehoods | 5,280 | | 19 | 30 | 2023 | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,548 | 3,654 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| 20 | Disposals | 5,600 | | 19 | 20 | 2014 | | | | | 2,800 | 2,884 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 21 | Refrigerators | 21,440 | | 19 | 15 | 2013 | | | | | 10,720 | 11,042 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,701 | 17,202 | 0 | 0 | 0 | | | | | |
| 22 | Ranges | 13,920 | | 19 | 15 | 2013 | | | | | 6,960 | 7,169 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,843 | 11,169 | 0 | 0 | 0 | | | | | |
| 23 | Accessibility-Sink Trap Protection | | | | | | | | 4 | 450 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 450 | 32,480 | 33,455 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 148,691 | 164,225 | 0 | 0 | 0 | 46,240 | 47,627 | 0 | 0 | 0 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 286,838 | | 285,138 | 198,481 | 1,392,747 | 1,408,837 | 1,425,409 | 1,460,210 | 1,098,473 | 722,657 | 748,729 | 775,583 | 801,655 | 552,981 | 182,972 | 190,735 | 198,729 | 206,963 | 138,886 | 73,456 | 76,363 | 112,451 | 110,957 | | | | | |

Unit Electrical

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| Default Inflation Rate: | 3.0% |

Cobbs Mill Crossing_SS 7/26/2013

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

| | |
|----------------------|---------------------------------|
| Owner Sponsor Name: | Faith Asset Management, LLC |
| Project Name: | Cobbs Mill Crossing Cooperative |
| Project City / Town: | Glastonbury, CT 06033 |

| | |
|------------------------|-------------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1st, 2013 |
| Report Date: | July 16th, 2012 |

| | |
|-------------------------|--------|
| Number of Units: | 32 |
| Total Square Feet: | 28,683 |
| 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 | 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 | 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 | 0 | 0 | | | | | |
| 4 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 5 | Other | | | | | 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 | Boilers | 91,200 | | 19 | 20 | 2013 | | | | 45,600 | 46,968 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 18 | Hydronic Baseboard Radiation | 40,000 | | 19 | 30 | 2023 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26,878 | 27,685 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 19 | DHW Generation | 19,440 | | 1 | 12 | 2023 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26,126 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 20 | DHW Generation | 19,440 | | 6 | 12 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 22,536 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32,131 | 0 | 0 | 0 | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 45,600 | 46,968 | 0 | 0 | 0 | 22,536 | 0 | 0 | 0 | 0 | 53,004 | 27,685 | 0 | 0 | 0 | 0 | 0 | 32,131 | 0 | 0 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 286,838 | | 285,138 | 198,481 | 1,392,747 | 1,408,837 | 1,425,409 | 1,460,210 | 1,098,473 | 722,657 | 748,729 | 775,583 | 801,655 | 552,981 | 182,972 | 190,735 | 198,729 | 206,963 | 138,886 | 73,456 | 76,363 | 112,451 | 110,957 | | | | | |

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.