

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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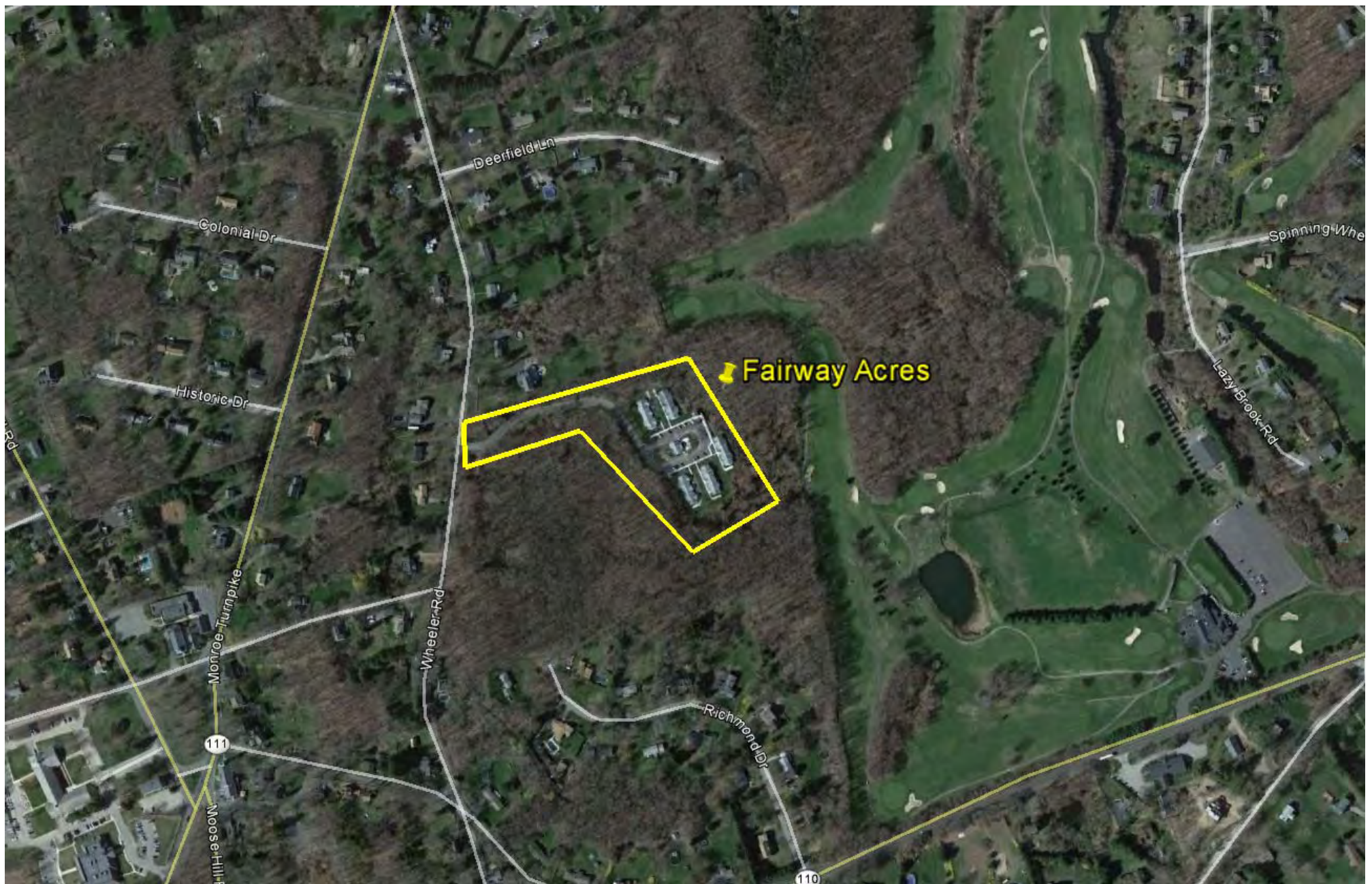
Fairway Acres

CHFA #86005D

Monroe Housing Authority
Monroe, CT

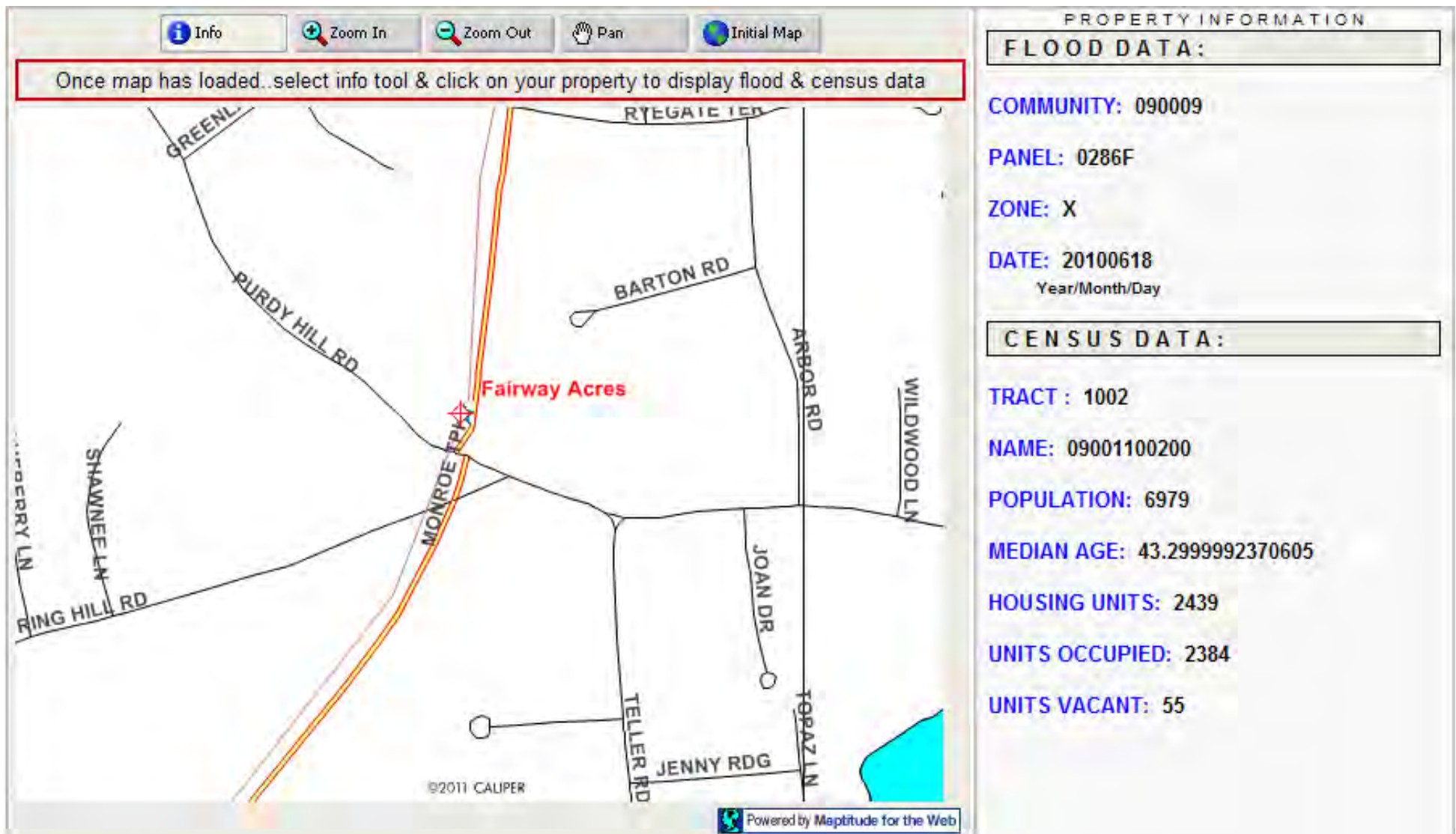
April 8, 2013

Final Report



Fairway Acres

358 Wheeler Road
Monroe CT 06468



Fairway Acres

358 Wheeler Road
Monroe, CT 06468

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

Executive Summary

Fairway Acres

Monroe, CT

Fairway Acres is a residential development for the elderly that is comprised of 30 units in 5 one story, wood-framed buildings with vinyl clapboard siding and trim. All of the buildings have pitched composite shingle roofs and share a Community Center on a sloping site. The development includes 7 one-bedroom units, 20 efficiency flats, and 3 designated accessible units. There are 37 on-site parking spaces, four of which are designated accessible. Original occupancy of Fairway Acres was 1985. The roofing was replaced in 1989 for causes unknown. Smoke detectors were last replaced in 1998 and storm doors replaced in 2004. The asphalt drives were repaired with new asphalt over lay and a retaining wall was constructed along the northeast edge of the site and parking expanded by nine spaces in 2010. Also that year, the storm water system was improved, kitchens were renovated, and new bathroom vanities with sinks and low-flow toilets installed. New heat pumps were installed for heating and cooling in 2011. A few select windows, unit entry doors and all of the domestic hot water heaters have been replaced over the life of the property. The unit interiors are refurbished at turnover.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs throughout the assessment period. Based on the reported annual contributions, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

Key findings identified by this assessment of Fairway Acres include the following:

- Asphalt paving at the drive and parking is shown with crack repair and sealcoat periodically over the plan.
- Asphalt paving at drives and parking is shown with asphalt overlay late in the plan.

- Concrete walks, patios and drying yards are shown to be replaced mid-plan based on EUL and condition.
- Site light poles, dumpster screens and replacement of the wood post and rail fencing with chain link are shown to be replaced in Year 1.
- Cleaning the vinyl siding at the residential buildings and Community Center is shown mid and late plan.
- New windows and new vinyl siding at the residential buildings and Community Center is shown early in the plan.
- Exterior door replacement is shown late in the plan and storm door replacement early in the plan at all buildings.
- Vinyl soffit replacement at the residential buildings and Community Center is shown early in the plan.
- New asphalt shingle roofing at the residential buildings and Community Center is shown early in the plan.
- New finishes and appliances in the Community Center are shown over the plan.
- Accessibility modifications to the Men's and Women's Restrooms and Community Room Kitchen are shown as deferred.
- Replacement of the Community Center domestic hot water heater is shown mid and late plan.
- Upgrades to the residential building FACP and direct to first responder call system are shown early and late in the plan.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Interior wood hung and accordion doors in the units are shown to be replaced as needed over the plan.
- Bathroom vinyl flooring, fixtures, accessories, lights and exhaust fans are shown to be replaced mid-plan.
- Kitchen vinyl flooring and appliances are shown to be replaced over the plan.
- Replacement of electric domestic hot water heaters and smoke and heat detectors are shown over the plan.
- The installation of new GFCI outlets in the bathrooms in the efficiency units with bedrooms in the front of the unit is shown in Year 1.
- Replacement of the local ECAS in the unit bedrooms and bathrooms is shown mid-plan.
- Replacement of unit temperature control devices for the electric baseboards is shown mid-plan.
- Replacement of the split system unit heat pumps based on EUL and condition is shown after 15 years of service.

Additional Notes:

1. The Physical Assessment of the property was conducted on Thursday, February 22, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. 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*.



Asphalt drive at the Community Center and site-wide has concrete curb and is in good condition.



Typical concrete walk and curb along retaining wall and new parking.



Post and rail fence along the northeast edge of the property is shown to be replaced in Year 1 with chain link fence.



Light pole along drive has failed and collapsed. New poles are shown in Year 1 of the plan.



Typical soffit deformations at select locations.



Storm damage at fascia at select locations.



Typical failed insulating glass seal at windows.



Typical organic growth on vinyl siding.



Worn and curling asphalt shingles.



Main room with kitchen at Community Center.



Typical living room in efficiency with rear bedroom.



Typical kitchen in efficiency with rear bedroom and double occupancy 1-bedroom units.



Typical tight bathroom in all efficiencies and double occupancy 1 bedroom units.



Typical bedroom in efficiency with rear bedroom.



Considerable storage in large double occupancy 1-bedroom units.



Cramped kitchen and dining areas in efficiencies with front bedroom.

Comprehensive Capital Needs Assessment Schedule

Summary

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Monroe Housing Authority |
| Project Name: | Fairway Acres |
| Project City / Town: | Monroe Housing Authority |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 14, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

| | |
|--|----------|
| Beginning Replacement Reserve Balance: | \$84,224 |
| Annual Replacement Reserve Contribution: | \$3,242 |
| Additional Misc. Contribution: | \$0 |

| | 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 | 75,368 | 0 | 12,966 | 3,825 | 0 | 0 | 0 | 15,032 | 1,900 | 0 | 0 | 0 | 161,955 | 0 | 0 | 0 | 2,407 | 121,207 | 0 | 0 | 0 |
| 2 | Building Exterior | 0 | 0 | 0 | 0 | 82,538 | 66,951 | 74,520 | 5,727 | 32,765 | 5,948 | 0 | 0 | 0 | 0 | 30,848 | 24,671 | 25,412 | 0 | 36,106 | 7,993 | 0 | 0 | 0 |
| 3 | Roofing | 0 | 0 | 0 | 30,404 | 23,784 | 24,498 | 25,233 | 25,990 | 0 | 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 | 4,000 | 0 | 0 | 0 | 0 | 0 | 916 | 0 | 0 | 0 | 0 | 7,843 | 0 | 0 | 15,566 | 0 | 1,231 | 0 | 0 | 0 | 0 | 0 |
| 6 | Common Hallways | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 608 | 0 | 0 | 0 | 0 | 707 | 0 | 0 | 0 | 0 | 817 | 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 | 550 | 0 | 0 | 0 | 0 | 321 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,288 | 0 | 0 | 0 | 0 | 0 |
| 9 | Common Area Restrooms | 0 | 10,000 | 399 | 0 | 0 | 0 | 0 | 351 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,092 | 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 | 1,451 | 0 | 0 | 0 | 0 | 0 | 0 | 15,566 | 0 | 0 | 0 | 0 | 2,068 | 0 | 0 |
| 12 | Building Electrical | 0 | 0 | 15,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,370 | 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 | 2,464 | 2,538 | 2,614 | 2,692 | 2,773 | 2,856 | 2,942 | 3,030 | 3,121 | 3,215 | 3,311 | 3,411 | 3,513 | 3,618 | 3,727 | 3,839 | 3,954 | 4,073 | 4,195 | 4,321 | 0 |
| 16 | Unit Kitchens | 0 | 0 | 3,149 | 3,243 | 3,341 | 3,441 | 3,544 | 3,651 | 3,760 | 3,873 | 3,989 | 4,109 | 4,232 | 4,359 | 4,490 | 4,624 | 4,763 | 4,906 | 5,053 | 5,205 | 5,361 | 5,522 | 0 |
| 17 | Unit Bathrooms | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38,835 | 40,000 | 41,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 18 | Unit Electrical | 0 | 0 | 5,265 | 3,363 | 3,464 | 3,568 | 3,675 | 3,785 | 3,899 | 26,319 | 4,136 | 4,260 | 4,388 | 4,520 | 4,655 | 4,795 | 4,939 | 5,087 | 5,239 | 5,397 | 5,558 | 5,725 | 0 |
| 19 | Unit Mechanical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 77,832 | 80,167 | 82,572 | 0 | 0 | 0 | 0 | 0 |
| 20 | Annual Planned Expenditures | 0 | 14,000 | 102,195 | 39,548 | 128,707 | 104,975 | 109,745 | 44,203 | 44,816 | 93,037 | 53,147 | 52,784 | 20,481 | 12,289 | 205,461 | 146,674 | 119,008 | 124,201 | 52,760 | 143,874 | 17,183 | 15,568 | 0 |
| 21 | Annual Provision (indexed at 3%) | | | 3,242 | 3,339 | 3,439 | 3,543 | 3,649 | 3,758 | 3,871 | 3,987 | 4,107 | 4,230 | 4,357 | 4,488 | 4,622 | 4,761 | 4,904 | 5,051 | 5,202 | 5,359 | 5,519 | 5,685 | |
| 22 | Outside Capital | | | 1,500,000 | | | | | | | | | | | | | | | | | | | | |
| 23 | Cumulative Reserve Balance | 84,224 | 70,224 | 1,471,271 | 1,435,062 | 1,309,795 | 1,208,362 | 1,102,266 | 1,061,821 | 1,020,876 | 931,826 | 882,786 | 834,232 | 818,108 | 810,306 | 609,468 | 467,554 | 353,451 | 234,300 | 186,743 | 48,228 | 36,565 | 26,682 | |

Site Improvements

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

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Building Exterior

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| 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 | | | | | 2013 | | | | 0 | 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 | | | | | | | |
| 3 | Exterior Walls - Masonry | | | | | 2013 | | | | 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 | | | | | | | |
| 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 | | | | | | | |
| 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 | | | | | | | |
| 7 | Windows | | | | | 2013 | | | | 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 | | | | | | | |
| 9 | Caulking | | | | | 2013 | | | | 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 | | | | | | | |
| 11 | Railings | | | | | 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 | Clean Vinyl Siding at All Residential Buildings | 4,836 | | 28 | 5 | 2020 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 5,948 | 0 | 0 | 0 | 0 | 6,895 | 0 | 0 | 0 | 0 | 7,993 | 0 | 0 | | | | | | | |
| 18 | New Windows at Community Center | 6,390 | | 28 | 30 | 2015 | | | | 0 | 0 | 6,779 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 19 | New Vinyl Siding at Community Center | 10,140 | | 28 | 30 | 2015 | | | | 0 | 0 | 10,758 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 20 | New Vinyl Siding at Residential Buildings | 104,780 | | 28 | 30 | 2015 | | | | 0 | 0 | 37,054 | 38,166 | 39,311 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 21 | New Windows at Residential Buildings | 56,800 | | 28 | 30 | 2015 | | | | 0 | 0 | 20,086 | 20,689 | 21,309 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 22 | New Exterior Doors at All Buildings | 50,400 | | 28 | 40 | 2025 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,953 | 24,671 | 25,412 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 23 | Replace Vinyl Soffits at All Buildings | 22,230 | | 28 | 30 | 2015 | | | | 0 | 0 | 7,861 | 8,097 | 8,340 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 24 | Repair and Paint Wood Posts and Railings at Front Porches | 22,500 | | 4 | 10 | 2019 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 26,866 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,106 | 0 | 0 | 0 | | | | | | | |
| 25 | New Storm Doors at All Buildings | 14,820 | | 11 | 15 | 2017 | | | | 0 | 0 | 0 | 0 | 5,560 | 5,727 | 5,899 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | | 0 | 0 | 0 | 82,538 | 66,951 | 74,520 | 5,727 | 32,765 | 5,948 | 0 | 0 | 0 | 0 | 30,848 | 24,671 | 25,412 | 0 | 36,106 | 7,993 | 0 | 0 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 84,224 | | 70,224 | 1,471,271 | 1,435,062 | 1,309,795 | 1,208,362 | 1,102,266 | 1,061,821 | 1,020,876 | 931,826 | 882,786 | 834,232 | 818,108 | 810,306 | 609,468 | 467,554 | 353,451 | 234,300 | 186,743 | 48,228 | 36,565 | 26,682 | | | | | |

Roofing

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Monroe Housing Authority |
| Project Name: | Fairway Acres |
| Project City / Town: | Monroe Housing Authority |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 14, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| 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 | Chimney | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 2 | Hatches / Skylights | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 3 | Penthouse / Machine Rooms | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 4 | Roof Railings | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 5 | Roof - Asphalt Shingle | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 6 | Roof - Built-up Tar and Gravel | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 7 | Roof - Single-ply Membrane | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 8 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 9 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 10 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 11 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 12 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 13 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 14 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 15 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 16 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 17 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 18 | New Asphalt Shingle Roofing at Community Center | 7,099 | | 24 | 25 | 2014 | | | | 0 | 7,312 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 19 | New Asphalt Shingle Roofing at Residential Buildings | 112,096 | | 24 | 25 | 2014 | | | | 0 | 23,092 | 23,784 | 24,498 | 25,233 | 25,990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 0 | 30,404 | 23,784 | 24,498 | 25,233 | 25,990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 84,224 | 70,224 | 1,471,271 | 1,435,062 | 1,309,795 | 1,208,362 | 1,102,266 | 1,061,821 | 1,020,876 | 931,826 | 882,786 | 834,232 | 818,108 | 810,306 | 609,468 | 467,554 | 353,451 | 234,300 | 186,743 | 48,228 | 36,565 | 26,682 | | | | | | | |

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Monroe Housing Authority |
| Project Name: | Fairway Acres |
| Project City / Town: | Monroe Housing Authority |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 14, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| 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 | Mail Facilities | | | | | 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 | | | | | | 84,224 | 70,224 | 1,471,271 | 1,435,062 | 1,309,795 | 1,208,362 | 1,102,266 | 1,061,821 | 1,020,876 | 931,826 | 882,786 | 834,232 | 818,108 | 810,306 | 609,468 | 467,554 | 353,451 | 234,300 | 186,743 | 48,228 | 36,565 | 26,682 | | | | | | | |

Comprehensive Capital Needs Assessment Schedule

Community Room

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Monroe Housing Authority |
| Project Name: | Fairway Acres |
| Project City / Town: | Monroe Housing Authority |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 14, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| 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 | 2,650 | | 5 | 15 | 2023 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,561 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 2 | Kitchen Cabinets / Sink | 1,800 | | 10 | 20 | 2023 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,419 | 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 | 0 | | | | | |
| 4 | Furnishings | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 5 | Refrigerator | 670 | | 5 | 15 | 2023 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 6 | Range | 435 | | 5 | 15 | 2023 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 585 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 7 | Painting - Walls | 461 | | 5 | 10 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 535 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 719 | 0 | 0 | 0 | 0 | | | | |
| 8 | Range Hood | 281 | | 5 | 15 | 2023 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 378 | 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 | Paint Ceilings | 329 | | 5 | 10 | 2018 | | | | 0 | 0 | 0 | 0 | 0 | 381 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 512 | 0 | 0 | 0 | 0 | | | | | |
| 18 | Modify Kitchen to be Type A Accessible | 4,000 | | 1 | 1 | 2013 | | 4 | 4,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 19 | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,566 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | | 0 | 4,000 | 0 | 0 | 0 | 0 | 0 | 916 | 0 | 0 | 0 | 0 | 7,843 | 0 | 0 | 15,566 | 0 | 1,231 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| 28 | Cumulative Reserve Balance | | | | | | | 84,224 | 70,224 | 1,471,271 | 1,435,062 | 1,309,795 | 1,208,362 | 1,102,266 | 1,061,821 | 1,020,876 | 931,826 | 882,786 | 834,232 | 818,108 | 810,306 | 609,468 | 467,554 | 353,451 | 234,300 | 186,743 | 48,228 | 36,565 | 26,682 | | | | | | |

Common Hallways

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Monroe Housing Authority |
| Project Name: | Fairway Acres |
| Project City / Town: | Monroe Housing Authority |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 14, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

[illegible]

Common Stairways

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

Spreadsheet_3_14_FairwayAcres 3/18/2013

Common Laundry

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

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Common Area Restrooms

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

[illegible]

Building Boilers

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

[illegible]

Building Mechanical

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

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Comprehensive Capital Needs Assessment Schedule

Building Electrical

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Monroe Housing Authority |
| Project Name: | Fairway Acres |
| Project City / Town: | Monroe Housing Authority |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 14, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| 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 | Other | | | | | 2013 | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 18 | Upgrade FACP and Direct to First Responder Call System | 15,000 | | varies | 15 | 2013 | | | | 15,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,370 | 0 | 0 | 0 | 0 | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 15,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23,370 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 84,224 | 70,224 | 1,471,271 | 1,435,062 | 1,309,795 | 1,208,362 | 1,102,266 | 1,061,821 | 1,020,876 | 931,826 | 882,786 | 834,232 | 818,108 | 810,306 | 609,468 | 467,554 | 353,451 | 234,300 | 186,743 | 48,228 | 36,565 | 26,682 | | | | | | | | |

Building Elevator

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Monroe Housing Authority |
| Project Name: | Fairway Acres |
| Project City / Town: | Monroe Housing Authority |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 14, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

[illegible]

Building Structural

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

Spreadsheet_3_14_FairwayAcres 3/18/2013

Unit Living

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

Page 23

Unit Bathrooms

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Monroe Housing Authority |
| Project Name: | Fairway Acres |
| Project City / Town: | Monroe Housing Authority |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 14, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

Fairway Acres • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

| | |
|----------------------|--------------------------|
| Owner Sponsor Name: | Monroe Housing Authority |
| Project Name: | Fairway Acres |
| Project City / Town: | Monroe Housing Authority |

| | |
|------------------------|-----------------|
| Current Year: | 2013 |
| Budget Effective Date: | January 1, 2013 |
| Report Date: | March 14, 2013 |

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| 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 | | | | | 2013 | | | | 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 | | | | | | |
| 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 | New Vinyl Floors | 9,550 | | varies | 15 | 2013 | | | | 637 | 656 | 676 | 696 | 717 | 738 | 761 | 783 | 807 | 831 | 856 | 882 | 908 | 935 | 964 | 992 | 1,022 | 1,053 | 1,084 | 1,117 | | | | | | |
| 18 | Refrigerators | 20,100 | | varies | 15 | 2013 | | | | 1,340 | 1,380 | 1,422 | 1,464 | 1,508 | 1,553 | 1,600 | 1,648 | 1,697 | 1,748 | 1,801 | 1,855 | 1,911 | 1,968 | 2,027 | 2,088 | 2,150 | 2,215 | 2,281 | 2,350 | | | | | | |
| 19 | Range | 15,000 | | varies | 20 | 2013 | | | | 750 | 773 | 796 | 820 | 844 | 869 | 896 | 922 | 950 | 979 | 1,008 | 1,038 | 1,069 | 1,101 | 1,134 | 1,168 | 1,204 | 1,240 | 1,277 | 1,315 | | | | | | |
| 20 | Rangehood | 8,430 | | varies | 20 | 2013 | | | | 422 | 435 | 448 | 461 | 475 | 489 | 504 | 519 | 535 | 551 | 567 | 584 | 602 | 620 | 638 | 657 | 677 | 698 | 718 | 740 | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 27 | Annual Planned Expenditures | | | | | | 0 | 0 | 3,149 | 3,243 | 3,341 | 3,441 | 3,544 | 3,651 | 3,760 | 3,873 | 3,989 | 4,109 | 4,232 | 4,359 | 4,490 | 4,624 | 4,763 | 4,906 | 5,053 | 5,205 | 5,361 | 5,522 | 0 | | | | | | |
| 28 | Cumulative Reserve Balance | | | | | | 84,224 | 70,224 | 1,471,271 | 1,435,062 | 1,309,795 | 1,208,362 | 1,102,266 | 1,061,821 | 1,020,876 | 931,826 | 882,786 | 834,232 | 818,108 | 810,306 | 609,468 | 467,554 | 353,451 | 234,300 | 186,743 | 48,228 | 36,565 | 26,682 | | | | | | | |

Unit Electrical

| | |
|-------------------------|--------|
| Number of Units: | 30 |
| Total Square Feet: | 16,803 |
| Default Inflation Rate: | 3.0% |

Spreadsheet_3_14_FairwayAcres 3/18/2013

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.