

# CHFA

## Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**

999 West Street  
Rocky Hill, CT 06067

and

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Eldridge

CHFA # 92056D

Morris Housing Authority

Morris, CT

May 10, 2013

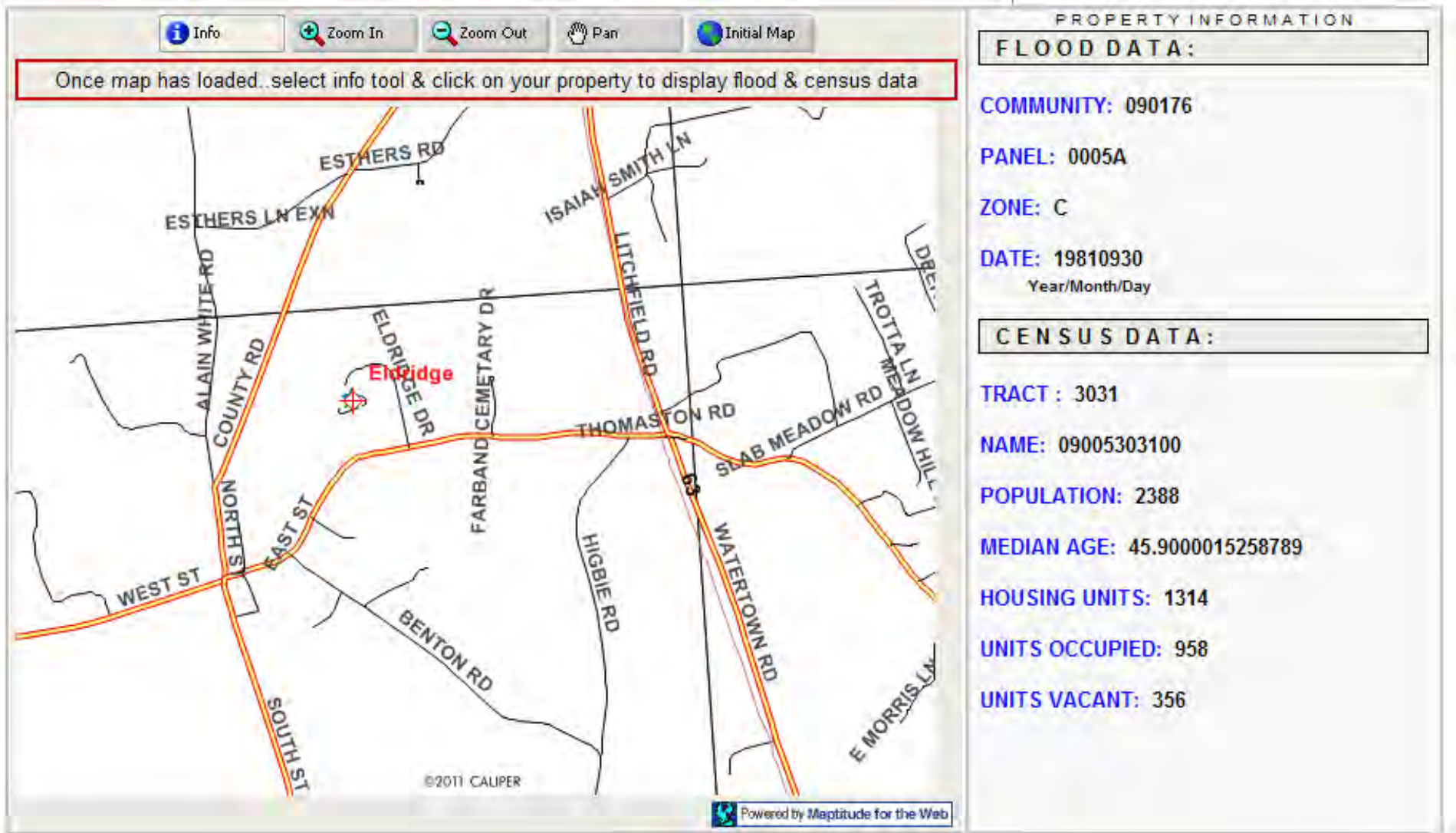
*Final Report*



## Eldridge

109 East Street  
Morris, CT 06763





## Eldridge

109 East Street  
Morris, CT 06763

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

## Executive Summary

### Eldridge

Morris, CT

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**Eldridge** is a residential development for senior and disabled citizens that is comprised of four residential buildings and one community building. The development includes 20 one-bedroom units. Original construction of the development dates to 1992, and it was renovated in 2010.

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.

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

- Problems exist with the septic systems at three buildings. Costs for corrective actions to repair the septic systems are shown in Year 1.
- Maintenance cycles for asphalt crack-filling, seal-coating, and striping are shown in Years 2, 7, 12, and 17.
- Allowances for replacement of the pole mounted site light fixtures, dumpster enclosure, and site sign are shown in Year 1.
- An allowance for replacement of the wood lattice components at the covered walkway is shown in Year 1.

- Replacement of the residential and community building exterior light fixtures is shown in Year 1.
- Painting cycles for exterior building components are shown in Years 1 and 10.
- Replacement of the community building entry doors is shown in Year 1. An allowance for replacement of the unit entry doors is shown in Year 5. Replacement of the windows, siding, soffit, fascia, gutters and downspouts is shown in Year 10.
- Allowances for upgrades and replacement of flooring, appliances, radiant heat units, and furnishings in the community building are shown beginning in Year 1. Painting cycles throughout the community building are shown in Years 5 and 15.
- Replacement of the unit carpeting is shown beginning in Years 1 and 11, over two year periods.
- An allowance for repairs/replacement of the unit interior and closet doors is reflected in every year of the plan.
- Unit bathrooms are equipped with original conventional flow toilet models; an allowance for replacement with contemporary low-flow models is shown in Year 1. An allowance for replacement of the vanity cabinets and sinks is shown in Year 1. The fiberglass bathtubs, and surround walls, mixing valves, and accessories are in good condition and seen as manageable through operating accounts.
- Unit kitchen cabinetry is original and in good condition. Replacement of the cabinets, countertops, and sinks are shown beginning in Year 4, over a two year period. Replacement of the electric ranges, rangehoods, and refrigerators are shown in Year 1.
- Accessibility needs throughout the site, community building, and handicap units were observed to be in compliance with standards.

Additional Notes:

1. The Physical Assessment of the property was conducted April 15<sup>th</sup>, 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 Gina Parisi 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. Septic system repairs needed



2. Asphalt roadway



3. Asphalt parking area



4. Concrete sidewalk





5. Pole mounted light fixture



6. Damaged dumpster enclosure



7. Covered walkway



8. Typical building front elevation





9. Typical building rear elevation



10. Community building entry doors - rust noted



11. Double hung windows and vinyl siding



12. Architectural grade shingles





13. Community kitchen



14. Public restroom



15. Community laundry appliances



16. Community building deck





17. Typical unit entry door



18. Fire system control panel



19. Typical electric DHW tank



20. Typical interior door



21. Typical bi-fold doors



22. Typical bathroom



23. Typical livingroom



24. Typical kitchen





25. Handicap kitchen



26. Typical Refrigerator



27. Typical electric range



28. Unit circuit breaker panel

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Morris Housing Authority
Project Name:	Eldridge
Project City / Town:	Morris, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 21, 2013

Number of Units:	20
Total Square Feet:	14,445
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$45,339
Annual Replacement Reserve Contribution:	\$5,736
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	33,243	1,622	0	0	0	0	1,881	0	4,770	4,914	5,061	7,393	1,782	1,836	1,891	1,947	4,533	17,685	2,128	2,192	0
2	Building Exterior	0	0	16,674	0	0	0	15,532	0	0	0	0	189,487	0	0	0	0	13,613	11,646	4,622	0	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	16,145	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	5,761	690	0	0	9,368	2,028	0	0	0	0	0	0	0	0	2,378	11,700	1,075	0	0	0	0
6	Common Hallways	0	0	270	0	0	0	205	0	0	0	0	0	0	0	0	0	275	421	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	2,020	0	1,379	0	310	0	0	0	0	0	1,989	0	1,853	0	416	841	0	0	0	0	0
9	Common Area Restrooms	0	0	830	0	0	0	681	0	0	0	0	0	0	0	0	0	915	1,293	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,269	0	0	0	0	0	0
11	Building Mechanical	0	0	1,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89,867	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	19,236	19,814	929	957	986	1,016	1,046	1,077	4,211	1,143	25,851	26,627	1,249	1,287	1,325	1,365	1,406	1,448	5,659	1,536	0
16	Unit Kitchens	0	0	29,268	4,450	0	53,107	54,700	0	0	0	0	0	0	0	0	1,410	2,027	25,519	6,932	0	957	1,526	0
17	Unit Bathrooms	0	0	20,130	0	0	0	0	0	0	0	0	0	0	0	0	514	4,538	8,647	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	0	0	0	0	0	0	0	0	0	0	9,743	10,036	0	18,357	18,907	0	0	0	0	0	0
20	Annual Planned Expenditures	0	0	128,682	26,576	2,308	54,064	81,782	3,044	2,927	1,077	8,981	211,689	42,644	44,056	4,884	23,404	48,554	63,380	18,568	19,133	8,744	95,121	0
21	Annual Provision (indexed at 3%)			5,736	5,908	6,085	6,268	6,456	6,650	6,849	7,055	7,266	7,484	7,709	7,940	8,178	8,424	8,676	8,937	9,205	9,481	9,765	10,058	
22	Outside Capital			750,000																				
23	Cumulative Reserve Balance	45,339	45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850	



Comprehensive Capital Needs Assessment Schedule

Site Improvements

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							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	9,450		3	20	2030				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,619	0	0						
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Dumpster Enclosures	808		21	20	2013				808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Site Lighting	20,560		21	20	2013				20,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Site Sign	475		21	20	2013				475	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	Crack Fill / Sealant/Striping	1,575		3	5	2014				0	1,622	0	0	0	0	1,881	0	0	0	0	2,180	0	0	0	0	2,527	0	0	0						
18	Concrete Sidewalks	10,063		21	30	2021				0	0	0	0	0	0	0	0	3,187	3,283	3,381	3,483	0	0	0	0	0	0	0	0						
19	Concrete Patios	15,000		21	30	2021				0	0	0	0	0	0	0	0	1,583	1,631	1,680	1,730	1,782	1,836	1,891	1,947	2,006	2,066	2,128	2,192						
20	Repair Septic System at Three Buildings	11,400		21	21	2013				11,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	33,243	1,622	0	0	0	0	1,881	0	4,770	4,914	5,061	7,393	1,782	1,836	1,891	1,947	4,533	17,685	2,128	2,192	0						
28	Cumulative Reserve Balance						45,339	45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850							

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Morris Housing Authority
Project Name:	Eldridge
Project City / Town:	Morris, CT

Current Year:	2013
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Report Date:	April 21, 2013

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	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors	1,300		21	21	2013					1,300	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	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	92,144		21	30	2022					0	0	0	0	0	0	0	0	0	120,227	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	32,660		21	30	2022					0	0	0	0	0	0	0	0	0	42,614	0	0	0	0	0	0	0	0	0	0					
8	Exterior Soffits and Fascia	11,674		21	30	2022					0	0	0	0	0	0	0	0	0	15,232	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	Vinyl Lattice at Covered Roof Railings	8,550		21	21	2013					8,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Light Fixtures at Covered Roof and Community Building	749		21	21	2013					749	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Deck-Community Building	2,880		9	25	2029					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,622	0	0	0					
15	Exterior Unit Doors	13,800		21	25	2017					0	0	0	0	0	15,532	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Unit Storm Doors	9,000		1	15	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,613	0	0	0	0					
17	Windows-Community Building	3,195		14	30	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,978	0	0	0					
18	Vinyl Shutters	6,900		21	30	2022					0	0	0	0	0	0	0	0	0	9,003	0	0	0	0	0	0	0	0	0	0					
19	Exterior Vertical Siding and Columns-Paint Cycles	1,795		21	10	2013					1,795	0	0	0	0	0	0	0	0	2,411	0	0	0	0	0	0	0	0	0	0					
20	Dwelling Buildings-Light Fixtures	4,280		21	15	2013					4,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,668	0	0	0	0					
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	16,674	0	0	0	15,532	0	0	0	0	189,487	0	0	0	0	13,613	11,646	4,622	0	0	0	0				
28	Cumulative Reserve Balance							45,339		45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850					



Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	Morris Housing Authority
Project Name:	Eldridge
Project City / Town:	Morris, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 21, 2013

Number of Units:	20
Total Square Feet:	14,445
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	Gutters and Downspouts	12,374		21	30	2022					0	0	0	0	0	0	0	0	0	16,145	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	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	16,145	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							45,339		45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850					

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

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							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						
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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						45,339	45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850							



## Community Room

Number of Units:	20
Total Square Feet:	14,445
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Morris Housing Authority
Project Name:	Eldridge
Project City / Town:	Morris, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 21, 2013

Number of Units:	20
Total Square Feet:	14,445
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 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1	270		21	15	2013				270	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	421	0	0	0	0					
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Common Doors					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	Hall-Walls and Ceiling-Paint Cycles	182		5	10	2017				0	0	0	0	205	0	0	0	0	0	0	0	0	0	275	0	0	0	0	0	0					
18																																			
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25																																			
26																																			
27	Annual Planned Expenditures							0		0	270	0	0	0	205	0	0	0	0	0	0	0	0	275	421	0	0	0	0	0					
28	Cumulative Reserve Balance							45,339		45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850					



## Common Stairways

Number of Units:	20
Total Square Feet:	14,445
Default Inflation Rate:	3.0%

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## Common Laundry

Number of Units:	20
Total Square Feet:	14,445
Default Inflation Rate:	3.0%

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## Common Area Restrooms

Owner Sponsor Name:	Morris Housing Authority
Project Name:	Eldridge
Project City / Town:	Morris, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 21, 2013

Number of Units:	20
Total Square Feet:	14,445
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Morris Housing Authority
Project Name:	Eldridge
Project City / Town:	Morris, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 21, 2013

Number of Units:	20
Total Square Feet:	14,445
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					2013				0	0	0	0	0	0	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						
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						
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						
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						
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						
7	Fuel Exhaust					2013				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						
9	Community Building-DHW Tank	1,500		1	15	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	2,269	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						
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26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	2,269	0	0	0	0	0	0						
28	Cumulative Reserve Balance							45,339		45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850					



Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Morris Housing Authority
Project Name:	Eldridge
Project City / Town:	Morris, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 21, 2013

Number of Units:	20
Total Square Feet:	14,445
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Community Building-Baseboard Radiant Heat	1,250		21	20	2013				1,250	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						
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27	Annual Planned Expenditures						0	0	1,250	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						45,339	45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850							

## Building Electrical

Number of Units:	20
Total Square Feet:	14,445
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Morris Housing Authority
Project Name:	Eldridge
Project City / Town:	Morris, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 21, 2013

Number of Units:	20
Total Square Feet:	14,445
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						
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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						45,339	45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850							



Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Morris Housing Authority
Project Name:	Eldridge
Project City / Town:	Morris, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 21, 2013

Number of Units:	20
Total Square Feet:	14,445
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	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						
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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						45,339	45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850							

## Unit Living

Number of Units:	20
Total Square Feet:	14,445
Default Inflation Rate:	3.0%

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## Unit Bathrooms

Number of Units:	20
Total Square Feet:	14,445
Default Inflation Rate:	3.0%

Eldridge\_Rev\_9\_13\_11\_Comprehensive\_Fiscal\_Needs\_Assessment\_Schedule\_v1-9-12-11\_4/24/2013





Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	Morris Housing Authority
Project Name:	Eldridge
Project City / Town:	Morris, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 21, 2013

Number of Units:	20
Total Square Feet:	14,445
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Electrical Panel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke Detectors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Intercom					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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						45,339	45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850							

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Morris Housing Authority
Project Name:	Eldridge
Project City / Town:	Morris, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	April 21, 2013

Number of Units:	20
Total Square Feet:	14,445
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						
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						
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						
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	Electric Baseboard Heat	25,000		21	25	2026				0	0	0	0	0	0	0	0	0	0	0	0	0	18,357	18,907	0	0	0	0	0						
18	DHW Tanks	14,500		1	12	2023				0	0	0	0	0	0	0	0	0	0	9,743	10,036	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	9,743	10,036	0	18,357	18,907	0	0	0	0	0	0					
28	Cumulative Reserve Balance							45,339		45,339	672,393	651,725	655,502	607,706	532,380	535,986	539,908	545,886	544,171	339,966	305,031	268,915	272,209	257,228	217,351	162,907	153,544	143,892	144,913	59,850					

## **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.