

Exhibit 4.8.d: Capital Needs Assessment

Enclosed is a Capital Needs Assessment which is also included in Exhibit 13.1.1.e.

CHFA Capital Needs Assessment

FINAL REPORT

Prepared for:



Two Center Plaza, Suite 700
Boston, MA 02105

Parkside Village I

Branford, CT

November 10, 2020



Parkside Village I

Bradford, CT

Parkside Village I is a residential development featuring 3 two-story buildings containing a total of 50 apartment units divided as follows: 40 efficiencies and 10 one-bedroom units. A freestanding single story community building is also present adjacent to the asphalt-paved parking area. The exact date of original construction is unconfirmed at the present time, however the buildings appear to have been originally constructed in the early 1970's. Overall, the property is in fair to poor condition at the present time. Anticipated near-term needs include carrying out accessibility modifications/improvements, building envelope repairs/replacement (e.g. vinyl siding pressure washing efforts and localized repairs, second floor deck repairs/replacement, exterior doorway replacement, select exterior light fixture replacement, and roof assembly replacement), common area renovations, and in-unit replacement/upgrades (e.g. replacement of floor coverings, older kitchen cabinets and appliances, bathroom fixtures and accessories).

For planning purposes, Year 1 of the report is shown as 2021. Total capital costs for the 20-year plan are \$3,960,029 (the projected needs are also inclusive of prevailing wage per management request). Based on discussions with the site

representative, the starting replacement reserve account balance is \$36,552; no current annual contributions are made to the reserve account. A hypothetical funding scenario has been shown and includes an infusion of outside capital of in the amount of \$3,500,000 in Year 1 to fully fund the plan.

Accessibility/Section 504

As part of this assessment, the dwelling units and common areas at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS). The development is predominantly non-compliant with UFAS at the present time. It should be noted that prior to carrying out any major accessibility modification/improvement work, a qualified design professional should be retained to determine the full scope and cost(s) of the required modification/improvement work. This should be discussed during the client review. The following deficiencies were noted at the time of the assessment.

- The asphalt-paved walkway providing pedestrian access from the accessible parking stall (rear of development) exceeds maximum slope requirements (i.e. walkway exceeds maximum 8.3% slope).
- The concrete walkway providing pedestrian access to the community building main entrance exceeds maximum slope requirements to not be considered a ramp (i.e. walkway exceeds 5% in slope and extends beyond 72-inches in length, therefore must be constructed as a ramp). In addition, the main entrance to the community building also lacks adequate maneuvering clearance (i.e. 18-inch clearance required at latch side of door).

- The community room fire alarm pull stations exceed 54-inches in height from the floor surface. The pull stations are shown being repositioned out of operating accounts.
- The community room emergency exit doorway threshold is non-compliant.
- The community room kitchen cabinet set does not contain accessible design features (e.g. 30-inch work surface with adequate clearance, lowered countertop and wall cabinets, and accessible microwave controls).
- The community building common restrooms lack several accessible design features (e.g. adequate clear floor space, fixture spacing, grab bars, warning strobes, etc.).
- Common area passage doors lack lever hardware. These conditions are shown being addressed as part of planned doorway replacement or out of operating accounts.
- The dumpster enclosures do not feature a 36-inch clearance at their entries. These conditions are shown being addressed as part of planned dumpster enclosure replacement.
- The development does not contain any designated accessible units at the present time. Major modification/improvement work would be required to bring 5% of the units into compliance with applicable accessibility standards. Significant barriers include units lack 32-inch clearance at stairway doors, entry doorway thresholds are non-compliant, bathrooms do not contain adequate maneuvering space/clear floor space area, bathroom fixtures require repositioning/modifications, and kitchen cabinets do not contain accessible design features. Costs to convert 5% of the apartment units are shown as an immediate concern, however a qualified

design professional should be retained to determine the full scope and costs of the required modification/improvement work.

Site Improvements

The development is constructed on a moderately sloped parcel of land in a mixed-use neighborhood of Branford, CT. An asphalt-paved surface parking area is present at the east end of the property and is accessed off South Montowese Street; additional parking is also provided at the west end of the development (i.e. abutting municipal recreational fields). Asphalt-paved walkways provide pedestrian access throughout the site (limited concrete walkway at entrance to community building). Additional site elements include wood dumpster enclosures, pole-mounted light fixtures, entry signage, landscaping comprised of lawn areas, shrubs, and trees, as well as publicly and utility supplied site distribution systems.

The front end asphalt pavement appears to have been resurfaced within the past several years and displays good overall conditions. Future resurfacing costs are shown in Year 14, based on estimated pavement age, observed conditions, and an expected useful service life of twenty years. The rear parking area is reportedly the responsibility of the development; the rear parking area exhibits cracking/evidence of fatigue. Resurfacing of the rear parking area is shown in Year 1. Future costs for preventative maintenance repairs in the form of crackfilling, sealcoating, and restriping are shown in Years 6, 11, and 19. The asphalt-paved walkways display good overall conditions and appear to have been

replaced within the past several years (potentially concurrent with parking area). Future replacement costs are also shown in Year 14 (concurrent with front end asphalt pavement resurfacing).

The wood dumpster enclosures appear to be approaching the end of their normal expected useful service lives. Replacement costs are shown in Years 1 and 16 (including widening entrances to accommodate 36-inch minimum clearance for accessibility). Replacement of the development's wood entry signage is also shown in Year 1 (including addressing surrounding landscaping). No problems/concerns were reported with regards to the site lighting; future replacement costs are shown in Year 11. Localized areas of tree encroachment were observed along the building facades; periodic costs to carry out landscaping repairs/upgrades including tree pruning efforts are shown every five years starting in Year 1. Management reports the site distribution systems are in good condition at the present time. No instances of sewer line back-ups or breakage were reported; management also reports the development's stormwater system is functioning as originally designed. The site distribution systems are shown being maintained and monitored during the plan's timeframe.

Building Exterior

The buildings are similar in design and construction; exterior walls are predominantly clad in vinyl siding (clapboard profile). Exterior doors are predominantly flush metal models (e.g. unit entry and common stairway doors). The buildings also contain vinyl-framed double-hung windows containing insulating glass units (IGU's). Each residential

building contains a second floor level deck that extends along the rear elevation of the respective building; these decks provide a secondary means of access/egress to/from the apartment units. Building and soffit-mounted light-emitting diode (LED) or compact fluorescent light (CFL) fixtures facilitate illumination along the building perimeters.

The vinyl siding is in serviceable condition at the present time. Localized damage and staining from water-runoff were observed, and costs for localized vinyl siding repairs and pressure washing efforts are shown in Year 1. Future replacement of the vinyl siding, based on estimated siding age and observed conditions, is shown in Year 11 (concurrent with exterior window replacement). The exterior doorways appear to date to the time of original construction and are therefore operating beyond the end of their normal expected useful service lives. Replacement of the exterior doors are shown in Year 1. The apartment unit exterior entries also contain an aluminum storm door; replacement of the storm doors is shown in Years 1 and 16. A metal overhead door serves the community building maintenance garage; future replacement costs are shown in Year 11. The electrical meter closet enclosures exhibit age related wear/weathering; repair/replacement costs are shown in Year 1.

No widespread failed or cracked insulating glass units (IGU's) were observed at the time of the assessment (failure of an IGU is ultimately apparent when condensation forms between the glass panes). The vinyl-framed windows also appear to have been replaced since original construction (replacement date unconfirmed at the present time). Future replacement costs are shown in Year 11 (interim repairs shown being handled out of operating accounts). Several areas

of cracking and spalling were observed on the soffit (i.e. underside) of the second floor level deck. Management has installed netting on the underside of the deck at deteriorated locations to mitigate any overhead risks to pedestrians below. The exact nature of the deterioration is unconfirmed, but appears to be related to moisture infiltration and potentially poor drainage. Several areas of cracking were also observed within the concrete topping. A place marker allowance to carry out repairs/replacement of the decks are shown as an immediate concern, however a detailed review by a qualified design professional is required to determine the full scope and cost(s) of the required repair/replacement work (potentially more invasive review/destructive testing required to determine full extent of required repair/replacement work). The building-mounted LED fixtures are in good condition, and future replacement costs are shown in Year 11. Replacement of the soffit-mounted light fixtures is shown in Years 1 and 16. The exterior light fixtures installed at the unit entries and common stairway doors are shown for replacement in Years 1 and 16.

Roofing

The buildings contain mildly sloped roof assemblies covered in modified bituminous sheet membranes. The exact age of the roof assemblies is unconfirmed at the present time, however from the available vantage points the sheet membrane appears to be exhibiting age related wear (e.g. deteriorated seams, degranulation, etc.). Costs to replace the roof assemblies are shown in Year 1. Concurrently, costs to replace the aluminum gutters and downspouts are shown in Year 1.

Community Room

The community building community room and kitchen finishes are comprised of painted wall and ceiling surfaces, broadloom carpeting, and vinyl composition tile (VCT). The interior finishes/materials appear to be operating beyond the end of their normal expected useful service lives; several areas of staining/age related wear were observed. Costs for repainting efforts are shown in Years 1 and 11. Replacement of the broadloom carpeting is shown in Year 1 (costs reflect development wide replacement of carpeting with vinyl plank per management - including limited office space). The VCT flooring is shown for replacement in Year 1 (including laundry room abutting community kitchen). The community kitchen cabinet set is shown for replacement in Year 11; replacement of the appliances is shown in Year 6. The mailbox units are shown for replacement in Year 1. Replacement of the community building furnishings is shown in Years 1 and 11.

Common Hallways

N/A: No common hallways are present at the development.

Common Stairways

The common stairway finishes include painted wall and ceiling surfaces, vinyl stair treads, and vinyl composition tile (VCT) landings. Costs for repainting efforts are shown in Years 1 and 11. Replacement of the vinyl stair treads and VCT

landings is shown in Year 1. The stairways also contain original wood railings; the railings do not meet current safety standards and costs for modifications/improvements are shown in Year 1.

Common Laundries

The common laundry room is abutting the community kitchen and costs for interior renovation efforts are included as part of the community room/kitchen costs. The washer/dryers are reportedly leased and maintained under the lease agreement; no costs are allocated for the washer/dryer machines during the plan's timeframe.

Common Area Restrooms

The community building contains two common restrooms. Restroom finishes include painted wall and ceiling surfaces as well as vinyl composition tile (VCT). Costs for repainting efforts are shown in Years 1 and 11; replacement of the VCT flooring is shown in Year 1. Costs to replace the restroom fixtures and accessories are shown in Year 1.

Building Boilers

An AO Smith electric domestic water heater (80-gallon capacity) facilitates domestic hot water generation for the community building. Future costs to replace the water heater are shown in Year 10, based on a fifteen year expected useful service life. The apartment units and community spaces are heated via electric baseboard heaters. The unit-level

electric baseboard heaters are discussed in the Unit Electrical report section. The community space electric baseboard heaters are shown being maintained as an operating concern during the plan's timeframe.

Building Mechanical

No problems/concerns were reported with regards to the buildings' distribution piping systems. These systems are shown being maintained and monitored during the plan's timeframe. Three thru-wall air conditioners facilitate space cooling for the community building; replacement costs are shown in Years 1 and 11.

Building Electrical

The buildings are master metered for electricity consumption. Replacement of the buildings' original service panels is shown in Year 1 (including as-needed replacement of remaining original electrical systems/components); it should be noted that isolated missing breakers were observed and pose a safety hazard (address as an operating concern). Central fire alarm control panels monitor hardwired end devices at the development. The fire alarm panels and end devices appear to have been replaced circa 2018; future replacement costs are shown in Year 18 (interim system repair needs are shown being handled out of operating accounts). Replacement of the emergency battery-powered light fixtures serving the common stairways are shown in Years 1 and 11. A propane-fueled emergency generator serves the community building in the event of a power failure. No problems/concerns were reported with regards to the generator;

future costs to overhaul the generator are shown in Year 10. The propane storage tank is reportedly the vendor's responsibility; subsequently no costs for the propane tank are shown during the plan's timeframe.

Building Structural

The buildings are of wood-framed superstructures supported on concrete foundations. No obvious signs of structural deterioration or wear were observed at the time of the assessment. However, based on discussions with management the development may be experiencing an issue with termite infestation. The full extent of the infestation and any associated damage is unconfirmed at the present time. An allowance to retain a qualified professional to review these conditions (including a place marker allowance for potential repair/replacement work – costs pending detailed review) is shown as an immediate concern. In addition, several areas of deterioration were observed on the underside of the second floor level decks at the residential buildings. The full extent and exact nature of the deterioration is unconfirmed, however an allowance for a detailed review and potential repairs/replacement (pending the findings of the detailed review) are shown in the Building Exterior section of the report.

Building Elevator

Each residential building contains a vertical platform lift; the platform lifts are reportedly not maintained under the terms of a full service contract. Based on discussions with management, the platform lifts are problematic at the present time (complaints of inoperability, insufficient heating, etc.); management would like to install platform lifts within the interior

common stairways (including removal of existing lifts). An allowance per management request to carry out this work is shown in Year 1 (including costs associated with retaining a design professional); it should be noted that this modification/improvement work would require extensive modifications to the stairways to accommodate the size of the platform lifts (subsequently a detailed review would be required to determine full scope and cost(s) of this work).

Dwelling Units

The development contains 50 apartment units; during the course of the assessment, OSI was given access to a total of 18 units, accounting for 36% of the total. A sample of this size is felt to be sufficient given the age, tenancy, design and location of the development.

Unit Living Areas

The apartment units are accessed via common stairways (i.e. one stairway serves four apartment units) or directly from the exterior. The exterior doors are discussed in the Building Exterior section of the report. Flush metal doors provide access to the apartment units from the common stairways. Interior passage and closet doors are hollow core wood models. Unit finishes include painted wall and ceiling surfaces, broadloom carpeting, and vinyl flooring. Replacement of the unit passage, closet, and stairway entry doors is shown in Year 1. Costs to carry out repainting efforts and as-needed drywall repairs within the apartment units are also shown in Year 1; future needs are shown being handled out

of operating accounts. Costs to convert the unit living area, bathroom, and kitchen flooring to vinyl plank are shown in Year 1; future as-needed replacement is shown being handled out of operating accounts.

Unit Kitchens

Unit kitchens contain either original or newer laminated particleboard cabinets, 30-inch electric ranges, frost-free refrigerators and recirculating rangehoods. Replacement of the original kitchen cabinets is shown in Year 1; the newer/replaced kitchen cabinets are shown for future replacement in Year 16. Replacement of the kitchen appliances is shown in Year 1 (concurrent with remaining unit renovation work); future replacement of the appliances is shown based on equipment expected useful lives. Costs to equip the rangehoods with fire stop canisters are shown in Year 1; future replacement costs are shown in Years 7, 13, and 19.

Unit Bathrooms

Units bathrooms predominantly contain cast-iron tubs with ceramic tile surrounds, wall-hung sinks, 2.0+ gallon per flush toilets, standard bathroom accessories, and ceiling-mounted exhaust fans. The majority of the bathroom fixtures date to the time of original construction; replacement of the original lavatories, tubs/surrounds, and toilets is shown in Year 1 (concurrent with remaining unit renovation work). The bathroom accessories, medicine cabinets, and exhaust fans are also shown for replacement in Year 1 (majority are dated where observed).

Unit Mechanical and Electrical

Units contain original electrical circuit breaker panels, hardwired, battery-backup local ring smoke detection devices, and thermostats. Replacement of the circuit breaker panels is shown in Year 1. The smoke detectors appear to be operating beyond the end of their normal expected useful service lives; replacement costs are shown in Years 1 and 11. The one-bedroom apartment units do not contain smoke detectors within the bedrooms; installation costs are shown in Year 1 (future replacement shown in Year 11). Costs to replace/upgrade the development's emergency call assistance pull cord system are shown in Year 1. Replacement of the electric baseboard heaters and thermostats is shown in Year 1. Electric domestic water heaters (40-gallon capacity each) facilitate domestic hot water generation for the apartment units. The water heaters vary in age; annual costs for as-needed replacement are shown starting in Year 1. Costs to refurbish the development's A/C unit sleeves are shown in Year 1.

Capital Needs Summary

Future capital actions are based on useful life expectations and assume continued effective maintenance and physical management. The timing of actions by system (including quantities and costs) is also presented in the CHFA Capital Needs Worksheet.

Additional Notes:

1. The Physical Inspection of the property was conducted on October 21st, 2020. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Matthew Chown. We would like to thank site staff for their assistance.
2. 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.
3. Information reviewed in preparation of this report included historic data on capital activities and costs, original plans, and current prices for capital actions.
4. No evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), and polychlorinated biphenyls (PCBs) has been undertaken as part of this assessment.



View of asphalt-paved surface parking area constructed at front of development off S Montowese Street



View of resident provided surface parking as seen towards west end of development –note cracking and faded/weathered striping



View of sample of asphalt walkway conditions – good overall conditions



View of dumpster enclosure conditions – 1 of 4 serving development



View of wood entry signage



View of typical residential building architecture as seen at balcony/patio facade



View of typical building architecture as seen at common stairway entry facade



View of typical community building architecture



Localized staining from water-runoff observed on vinyl siding at buildings



View of typical unit exterior entry doorway conditions – note oxidation on storm door



View of corrosion along base of community building main entry doorway



View of electrical closet wood doors exhibiting pronounced deterioration/weathering as seen at Building C



View of wood rot/deterioration as seen along base of community building exterior window



View of underside of second floor deck – concrete soffit exhibits widespread cracking/deterioration



Additional view of concrete deterioration as seen at soffit/underside of second floor deck



View of top surface of second floor concrete deck exhibiting surface scaling/deterioration – localized areas of cracking also observed



View of typical roofing system conditions – appears to be modified bituminous sheet membrane roof assembly from available vantage points



View of community building roof assembly – similar to residential buildings



View of typical common stairway finishes – note stairway railings do not meet current safety standards



View of community room finishes and furnishings



View of community kitchen finishes and equipment



View of laundry room finishes and equipment



View of one of two common restrooms and fixtures



View of electric domestic water heater serving community building



View of one of four vertical platform lifts serving residential buildings (i.e. 2 at Building C, and 1 each at Buildings A and B) – note corrosion at threshold



View of central fire alarm control panel monitoring hardwired end devices at community building



View of typical residential building central fire alarm control panel monitoring hardwired end devices – panel as seen at Building B



View of typical residential building main electrical closet containing service panel and distribution equipment



View of propane-fueled emergency generator serving community building in the event of a power failure



View of 1,000-gallon capacity propane storage tank serving emergency generator



View of unit living area finishes



View of unit kitchen finishes and equipment – note original cabinet set



View of unit kitchen finishes and equipment – note newer/replaced kitchen cabinet set



View of typical unit bathroom finishes and fixtures – isolated toilets appear to have been replaced in recent years



View of unit-level electric domestic water heater – varying ages and models



View of General Electric unit-level circuit breaker panel

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name: Beacon Communities, LLC
Project Name: Parkside Village I
Project City / Town: Branford, CT

Current Year: 2021
Budget Effective Date: January 1st, 2021
Report Date: October 26th, 2020

Number of Units: 50
Total Square Feet: 34,105
Default Inflation Rate: 3.0%

Beginning Replacement Reserve Balance: \$36,552
Annual Replacement Reserve Contribution:
Additional Misc. Contribution:

	Component	Total Planned Expenditures by Year																							Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040				
1	Site Improvements	0	15,000	66,400	0	0	0	0	15,300	0	0	0	0	41,255	0	0	107,181	0	43,623	0	0	5,444	0	0	
2	Building Exterior	291,720	0	183,685	0	0	0	0	0	0	0	0	0	601,067	0	0	0	0	45,687	0	0	0	0	0	
3	Roofing	0	0	293,069	0	0	0	0	0	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	750	23,024	0	0	0	0	1,159	0	0	0	0	19,436	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	158,640	0	0	0	0	0	0	0	0	0	18,707	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	7,500	2,579	0	0	0	0	0	0	0	0	0	610	0	0	0	0	0	0	0	0	0	0	
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	1,892	0	0	0	0	0	0	0	0	0	0	0	
11	Building Mechanical	0	0	1,350	0	0	0	0	0	0	0	0	0	1,814	0	0	0	0	0	0	0	0	0	0	
12	Building Electrical	0	0	27,500	0	0	0	0	0	0	0	0	9,786	3,360	0	0	0	0	0	0	99,171	0	0	0	
13	Building Elevator	0	0	380,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Building Structural	75,000	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	90,000	346,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	Unit Kitchens	0	0	200,475	0	0	0	0	0	3,284	0	0	0	0	0	3,921	0	0	38,560	39,716	40,908	46,817	43,399	0	
17	Unit Bathrooms	0	0	286,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	Unit Electrical	0	0	176,000	0	0	0	0	0	0	0	0	0	5,544	0	0	0	0	0	0	0	0	0	0	
19	Unit Mechanical	0	0	12,000	3,348	3,448	3,551	3,658	3,768	3,881	3,997	4,117	4,241	4,368	4,499	4,634	4,773	4,916	5,063	5,215	5,372	5,533	5,699	0	
20	Annual Planned Expenditures	366,720	113,250	2,158,341	3,348	3,448	3,551	3,658	20,226	7,164	3,997	4,117	15,918	696,160	4,499	8,555	111,954	4,916	132,934	44,932	145,451	57,793	49,098	0	
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			3,500,000																					
23	Cumulative Reserve Balance	(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492		

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
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																				Revitalization					
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		17	18	19	20	
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		2037	2038	2039	2040	
1	Asphalt Parking / Roadways	22,905		7	20	2034				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	Crack Fill / Sealant					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Concrete Sidewalks					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Bituminous Sidewalks	50,080		7	20	2034				0	0	0	0	0	0	0	0	0	0	0	0	0	73,544	0	0	0	0	0	0	0	0	
5	Fencing					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Landscaping	10,000		5	5	2021				10,000	0	0	0	0	0	11,593	0	0	0	0	0	13,439	0	0	0	0	0	15,580	0	0	0	0
7	Dumpster Enclosures	18,000		15	15	2021				18,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,043	0	0	0	0	
8	Storm Water System					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Site Lighting	17,500		10	20	2031				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23,519	0	0	0	0	0	0	0
10	Entry Signage - Replacement	3,750		20	20	2021				3,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	Asphalt Pavement (Older) - Resurfacing	34,650		20	20	2021				34,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	Asphalt Pavement - Preventative Maintenance	3,198		7	5	2021				0	0	0	0	0	0	3,707	0	0	0	0	0	4,297	0	0	0	0	0	0	0	0	5,444	0
18	Accessibility Improvements	15,000		ADD	20			4	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19																																
20																																
21																																
22																																
23																																
24																																
25																																
26																																
27	Annual Planned Expenditures							0	15,000	66,400	0	0	0	0	15,300	0	0	0	0	0	41,255	0	0	107,181	0	43,623	0	0	5,444	0	0	
28	Cumulative Reserve Balance							(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492			

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
Default Inflation Rate:	3.0%

Item #	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					
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040						
1	Exterior Doors					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
2	Glass Doors (Sliders)					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
3	Exterior Walls - Masonry					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
4	Exterior Walls - EIFS					2021				0	0	0	0	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					2021				0	0	0	0	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					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7	Windows	209,250		15	25	2031				0	0	0	0	0	0	0	0	0	0	0	0	281,215	0	0	0	0	0	0	0	0	0	0	0			
8	Exterior Soffits and Fascia					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
9	Caulking					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
10	Unit Balconies / Decks					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
11	Railings					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
12	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
14	Unit Entry Doors - Replacement	75,000		49	35	2021				75,000	0	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 Storm Doors - Replacement	13,750		15	15	2021				13,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,422	0	0	0	0	0		
16	Stairway/Community Doors - Replacement	37,500		35	35	2021				37,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
17	Overhead Door - Replacement	1,750		15	25	2931				0	0	0	0	0	0	0	0	0	0	0	2,352	0	0	0	0	0	0	0	0	0	0	0	0			
18	Electrical Closet Doors/Enclosures - Replmnt.	10,500		49	25	2021				10,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
19	Vinyl Siding - Localized Repairs	31,360		8	8	2021				31,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
20	Vinyl Siding - Replacement	235,200		20+	35	2021				0	0	0	0	0	0	0	0	0	0	0	316,089	0	0	0	0	0	0	0	0	0	0	0	0	0		
21	Building-Mounted LED Fixtures - Replacement	1,050		5	15	2031				0	0	0	0	0	0	0	0	0	0	1,411	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
22	Unit Exterior Light Fixtures - Replacement	12,775		20+	15	2021				12,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,903	0	0	0	0	0	0		
23	Soffit-Mounted Light Fixtures - Replacement	2,800		15	15	2021				2,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,362	0	0	0	0	0	0		
24	Unit Balconies / Decks	291,720		49	40		E	291,720		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
25																																				
26																																				
27	Annual Planned Expenditures							291,720	0	183,685	0	0	0	0	0	0	0	0	0	0	601,067	0	0	0	0	45,687	0	0	0	0	0	0	0	0	0	
28	Cumulative Reserve Balance							(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492							

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name: Beacon Communities, LLC
Project Name: Parkside Village I
Project City / Town: Branford, CT

Current Year: 2021
Budget Effective Date: January 1st, 2021
Report Date: October 26th, 2020

Number of Units: 50
Total Square Feet: 34,105
Default Inflation Rate: 3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																				Revitalization
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
												2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
1	Chimney					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Hatches / Skylights					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Penthouse / Machine Rooms					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Roof Railings					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	Roof - Asphalt Shingle					2021						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					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Roof - Single-ply Membrane					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	Modified Bituminous Sheet Membrane Roofs - Replmnt.	273,090		20	20	2021						273,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Aluminum Gutters & Downspouts - Replacement	19,979		25	25	2021						19,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	Other					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Other					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Other					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Other					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Other					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	Other					2021						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	Other					2021						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	293,069	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							(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492		

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

Owner Sponsor Name: Beacon Communities, LLC
Project Name: Parkside Village I
Project City / Town: Branford, CT

Current Year: 2021
Budget Effective Date: January 1st, 2021
Report Date: October 26th, 2020

Number of Units: 50
Total Square Feet: 34,105
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	
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		
1	Walls					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Ceilings					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Floors					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Mail Facilities					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	Other					2021				0	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										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28										(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492	

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
Default Inflation Rate:	3.0%

Item #	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																				Revitalization							
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		17	18	19	20			
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		2037	2038	2039	2040			
1	Floor					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
2	Kitchen Cabinets / Sink					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
3	Kitchen Appliances					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
4	Furnishings	10,000		10	10	2021				10,000	0	0	0	0	0	0	0	0	0	0	13,439	0	0	0	0	0	0	0	0	0	0			
5	Painted Wall/Ceiling Surfaces - Repainting	1,512		10	10	2021				1,512	0	0	0	0	0	0	0	0	0	0	2,032	0	0	0	0	0	0	0	0	0	0			
6	Broadloom Carpeting - Replacement w/ Vinyl Plank	4,574		20	20	2021				4,574	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7	Vinyl Composition Tile - Replacement w/ Vinyl Plank	2,438		20	20	2021				2,438	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
8	Community Kitchen Cabinet - Replacement	2,950		10	20	2031				0	0	0	0	0	0	0	0	0	0	0	3,965	0	0	0	0	0	0	0	0	0	0			
9	Community Kitchen Appliances - Replacement	1,000		15	20	2026				0	0	0	0	0	1,159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
10	Aluminum Mailboxes - Replacement	4,500		49	35	2021				4,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
11	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
12	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
14	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
15	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
16	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
17	Accessibility Improvements	750		ADD	20			4	750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
18																																		
19																																		
20																																		
21																																		
22																																		
23																																		
24																																		
25																																		
26																																		
27	Annual Planned Expenditures							0	750	23,024	0	0	0	0	1,159	0	0	0	0	19,436	0	0	0	0	0	0	0	0	0	0	0	0	0	
28	Cumulative Reserve Balance							(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492					

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
Default Inflation Rate:	3.0%

ID	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																				Revitalization						
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		17	18	19	20		
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		2037	2038	2039	2040		
1	Walls 1					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Walls 2					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
3	Walls 3					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4	Ceiling 1					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Ceiling 2					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6	Ceiling 3					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7	Floors 1					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8	Floors 2					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9	Floors 3					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10	Unit Doors					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Hand Railings					2021				0	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					2021				0	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					2021				0	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					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
15	Common Doors					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
16	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
17																																	
18																																	
19																																	
20																																	
21																																	
22																																	
23																																	
24																																	
25																																	
26																																	
27	Annual Planned Expenditures							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	Cumulative Reserve Balance							(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492				

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name: Beacon Communities, LLC
Project Name: Parkside Village I
Project City / Town: Branford, CT

Current Year: 2021
Budget Effective Date: January 1st, 2021
Report Date: October 26th, 2020

Number of Units: 50
Total Square Feet: 34,105
Default Inflation Rate: 3.0%

Line	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																				Revitalization					
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		17	18	19	20	
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		2037	2038	2039	2040	
1	Walls					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Ceilings					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
3	Floors					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4	Doors					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Railings	90,000		49	35	2021				90,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6	Painted Walls - Repainting	12,000		10	10	2021				12,000	0	0	0	0	0	0	0	0	0	16,127	0	0	0	0	0	0	0	0	0	0		
7	Painted Ceilings - Repainting	1,920		10	10	2021				1,920	0	0	0	0	0	0	0	0	2,580	0	0	0	0	0	0	0	0	0	0	0		
8	Vinyl Flooring - Replacement	54,720		20	20	2021				54,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
14	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
15	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
16	Other					2021				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	158,640	0	0	0	0	0	0	0	0	0	18,707	0	0	0	0	0	0	0	0	0	0	0	0
28	Cumulative Reserve Balance							(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492			

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
Default Inflation Rate:	3.0%

Item	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																				Revitalization																
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		17	18	19	20												
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		2037	2038	2039	2040												
1	Walls					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
2	Ceilings					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
3	Floors					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
4	Ventilation					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
5	Lighting Fixtures					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
6	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
8	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Painted Wall/Ceilings - Included with Community Rm.					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
15	VCT Flooring - Included with Community Room					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	Washer/Dryers - Leased			6	12	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
17																																											
18																																											
19																																											
20																																											
21																																											
22																																											
23																																											
24																																											
25																																											
26																																											
27	Annual Planned Expenditures							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	Cumulative Reserve Balance							(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492														

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
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																								Revitalization	
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		
1	Walls					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Ceilings					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Sinks					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Toilets					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	Partitions					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Accessories					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Floor					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	GFI Outlet					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Painted Walls - Repainting	384		10	10	2021				384	0	0	0	0	0	0	0	0	0	0	516	0	0	0	0	0	0	0	0	0	0	
10	Painted Ceilings - Repainting	70		10	10	2021				70	0	0	0	0	0	0	0	0	0	94	0	0	0	0	0	0	0	0	0	0	0	
11	Vinyl Flooring - Replacement	525		20	20	2021				525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Restroom Accessories - Replacement	500		20	20	2021				500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Restroom Fixtures - Replacement	1,100		49	30	2021				1,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	Accessibility Improvements	7,500		ADD	20			4	7,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18																																
19																																
20																																
21																																
22																																
23																																
24																																
25																																
26																																
27	Annual Planned Expenditures								0	7,500	2,579	0	0	0	0	0	0	0	0	610	0	0	0	0	0	0	0	0	0	0	0	
28	Cumulative Reserve Balance								(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492		

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																				Revitalization							
											1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20								
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040								
1	Boilers / Warm Air Furnaces					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
2	Boiler Operating Controls					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
3	Pneumatic Systems Controls					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
4	Condensate & Feed Water					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
5	Fuel Oil Storage					2021					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					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
7	Fuel Exhaust					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
8	Combustion Air					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
9	Domestic Water Heater - Replacement	1,450		6	15	2030					0	0	0	0	0	0	0	0	0	1,892	0	0	0	0	0	0	0	0	0	0								
10	Other					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
11	Other					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
12	Other					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
13	Other					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
14	Other					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
15	Other					2021					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
16	Other					2021					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	1,892	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance											(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492					0

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
Default Inflation Rate:	3.0%

Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Planned Expenditures by Year																				Revitalization			
							Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		18	19	20
										2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		2038	2039	2040
1	Building Fire Suppression				2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Building Heating Distribution				2021				0	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.				2021				0	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.				2021				0	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				2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Ventilation & Exhaust				2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Air Handling Units				2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	Thru-Wall A/C's - Replacement	1,350		10	10	2021			1,350	0	0	0	0	0	0	0	0	0	1,814	0	0	0	0	0	0	0	0	0	0	
9	Other				2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	Other				2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Other				2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Other				2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Other				2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Other				2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	Other				2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	Other				2021				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	1,350	0	0	0	0	0	0	0	0	0	1,814	0	0	0	0	0	0	0	0	0	0	0
28	Cumulative Reserve Balance						(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492		

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
Default Inflation Rate:	3.0%

Item #	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																				Revitalization				
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		17	18	19	20
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		2037	2038	2039	2040
1	Switch Gear					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Emergency Generator					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
3	Smoke / Fire Detection	60,000		3	20	2038				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	99,171	0	0	0		
4	Signaling / Communication					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Building Wiring					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6	Emergency Light Fixtures - Replacement	2,500		10	10	2021				2,500	0	0	0	0	0	0	0	0	0	3,360	0	0	0	0	0	0	0	0	0		
7	Emergency Generator - Overhaul	7,500		6	15	2030				0	0	0	0	0	0	0	0	0	9,786	0	0	0	0	0	0	0	0	0			
8	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
14	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
15	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
16	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
17	Building Main Electrical Equipment - Replacement	25,000		49	40+	2021				25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
18																															
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures									0	0	27,500	0	0	0	0	0	0	0	9,786	3,360	0	0	0	0	0	0	0	0	0	
28	Cumulative Reserve Balance									(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
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																												Revitalization								
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20													
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040													
1	Shafts and Doorways					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Cabs					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
13	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
14	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
15	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
16	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
17	Platform Lifts - Replacement/Resdesign Per Mgmt.	380,000		15	25	2021				380,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
18																																											
19																																											
20																																											
21																																											
22																																											
23																																											
24																																											
25																																											
26																																											
27	Annual Planned Expenditures									0	0	380,000	0	0	0	0	0	0	0	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									(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492												

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
Default Inflation Rate:	3.0%

Item	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																				Revitalization									
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		17	18	19	20					
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		2037	2038	2039	2040					
1	Foundation / Floor Slab					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Framing & Columns					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Steel					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Wood Framing					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	Masonry Bearing Walls					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	Structural Review	75,000		49	20	2021	E	75,000		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18																																				
19																																				
20																																				
21																																				
22																																				
23																																				
24																																				
25																																				
26																																				
27	Annual Planned Expenditures							75,000	0	0	0	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							(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492							

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
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							
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040								
1	Interior Doors	47,500		49	35	2021				47,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Walls					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
3	Ceilings					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4	Interior Stairs					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Floors					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6	AC Sleeve					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7	Electrical Outlets					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8	Lighting Fixtures					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	Unit Wall/Ceiling Surfaces - Repainting/Repairs	62,320		varies	10	2021				62,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	Living Area Carpeting - Replacement w/ Vinyl Plank	144,375		varies	20	2021				144,375	0	0	0	0	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 Passage Doors - Replacement	9,000		25+	25	2021				9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20	Unit Closet Doors - Replacement	21,000		25+	25	2021				21,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21	Unit Hallway Entry Doors - Replacement	62,500		49	35	2021				62,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Accessibility Improvements - Convert 5% of Units	90,000		ADD	20			4	90,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
23																																						
24																																						
25																																						
26																																						
27	Annual Planned Expenditures							0	90,000	346,695	0	0	0	0	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							(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492									

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
Default Inflation Rate:	3.0%

ID	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																				Revitalization					
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		17	18	19	20	
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		2037	2038	2039	2040	
1	Walls					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Ceilings					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
3	Floors					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4	Cabinets					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Countertops					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6	Sink					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7	Kitchen Exhaust Fan					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8	GFI Outlet					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9	Vent Hood					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10	Refrigerators					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Stove					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12	Range					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Dishwasher					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
14	Disposal					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
15	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
16	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
17	Kitchen Cabinets - Replacement (New)	86,250		10	25	2036				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,875	27,681	28,512	29,367	30,248	
18	Kitchen Cabinets - Replacement (Original)	75,900		49	25	2021				75,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19	Electric Ranges - Replacement	32,500		varies	20	2021				32,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20	Frost-Free Refrigerators - Replacement	37,500		varies	15	2021				37,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,685	12,035	12,396	12,768	13,151		
21	Rangehoods - Replacement	7,500		varies	20	2021				7,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Fire Stop Canisters - ADD	2,750		ADD	6	2021				2,750	0	0	0	0	0	3,284	0	0	0	0	0	3,921	0	0	0	0	0	0	0	4,682	0	
23	Kitchen Flooring - Replacement w/ Vinyl Plank	44,325		varies	20	2021				44,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
24																																
25																																
26																																
27	Annual Planned Expenditures									0	0	200,475	0	0	0	0	0	3,284	0	0	0	0	0	3,921	0	0	38,560	39,716	40,908	46,817	43,399	0
28	Cumulative Reserve Balance									(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492	

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
Default Inflation Rate:	3.0%

Item	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																				Revitalization											
							Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		19	20									
							Code	Code	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040										
1	Walls					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Ceiling					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
3	Lavatory / Vanity					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4	Toilet					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Tub / Surround					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6	Floor					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7	Accessories					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8	Lighting Features					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	Exhaust Fan					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	GFI Outlet					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	Bathroom Vinyl Flooring - Replacement	16,875		varies	20	2021			16,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	Bathroom Lavatories - Replacement	13,750		49	30	2021			13,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19	Bathroom Tubs/Surrounds - Replacement	225,000		49	40	2021			225,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20	Bathroom Toilets - Replacement	8,800		49	30	2021			8,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21	Bathroom Accessories - Replacement	6,250		varies	20	2021			6,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Bathroom Medicine Cabinets - Replacement	7,500		varies	20	2021			7,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
23	Bathroom Exhaust Fans - Replacement	8,750		varies	20	2021			8,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
24																																						
25																																						
26																																						
27	Annual Planned Expenditures								0	0	286,925	0	0	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								(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492								

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name: Beacon Communities, LLC
Project Name: Parkside Village I
Project City / Town: Branford, CT

Current Year: 2021
Budget Effective Date: January 1st, 2021
Report Date: October 26th, 2020

Number of Units: 50
Total Square Feet: 34,105
Default Inflation Rate: 3.0%

Item	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																										Revitalization
							Emergency Code	Deferred Code	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20					
									2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040					
1	Emergency Call System	21,875		49	20	2021			21,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
2	Electrical Panel					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
3	Smoke Detectors	3,375		10	10	2021			3,375	0	0	0	0	0	0	0	0	0	0	4,536	0	0	0	0	0	0	0	0	0	0			
4	Intercom					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
5	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
6	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
8	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
9	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
10	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
11	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
12	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
13	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
14	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
15	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
16	Other					2021			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
17	Electrical Panels - Replacement	75,000		49	40+	2021			75,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
18	Electric Baseboard Heating - Replacement	75,000		49	35	2021			75,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
19	Smoke Detectors - ADD	750		ADD	10	2021			750	0	0	0	0	0	0	0	0	0	0	1,008	0	0	0	0	0	0	0	0	0	0			
20																																	
21																																	
22																																	
23																																	
24																																	
25																																	
26																																	
27	Annual Planned Expenditures							0	0	176,000	0	0	0	0	0	0	0	0	0	5,544	0	0	0	0	0	0	0	0	0	0	0		
28	Cumulative Reserve Balance							(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492				

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Beacon Communities, LLC
Project Name:	Parkside Village I
Project City / Town:	Branford, CT

Current Year:	2021
Budget Effective Date:	January 1st, 2021
Report Date:	October 26th, 2020

Number of Units:	50
Total Square Feet:	34,105
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																												Revitalization
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20					
											2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040					
1	Radiators					2021				0	0	0	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					2021				0	0	0	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					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
14	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
15	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
16	Other					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
17	Domestic Water Heaters - Replacement	32,500		varies	10	2021				3,250	3,348	3,448	3,551	3,658	3,768	3,881	3,997	4,117	4,241	4,368	4,499	4,634	4,773	4,916	5,063	5,215	5,372	5,533	5,699						
18	A/C Sleeves - Refurbishment	8,750		20+	20	2021				8,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0	0	12,000	3,348	3,448	3,551	3,658	3,768	3,881	3,997	4,117	4,241	4,368	4,499	4,634	4,773	4,916	5,063	5,215	5,372	5,533	5,699			0			
28	Cumulative Reserve Balance							(330,168)	(443,418)	1,378,210	1,374,863	1,371,415	1,367,864	1,364,206	1,343,979	1,336,815	1,332,818	1,328,701	1,312,783	616,623	612,124	603,569	491,616	486,700	353,766	308,834	163,384	105,590	56,492						

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. The report and analysis may be relied upon by you as a description of the observed current conditions of the building and site improvements, only as of the date of this report, and with the knowledge that certain limitations and exceptions within the report that are the reflective of the scope of services as defined in our contract. 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. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
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. Any unauthorized reliance on or use of the report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this report, are made to any such third party. Reliance on the report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of ON-SITE INSIGHT's liability to the client and all relying parties.
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.