

# Greenbrook Townhouses Reserve Study



Reserve Study  
Project No. 15041

Prepared for  
Greenbrook Townhouses Association  
Aurora, Colorado

Prepared by  
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April 18, 2016

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## Introduction

Borne Consulting has been commissioned by Greenbrook Townhouses Association to prepare a Reserve Study update. The purpose of this Reserve Study is to evaluate the common-area components for major repair, maintenance and replacement that are the responsibility of the Association. This Study provides a limited-scope evaluation of the existing condition and remaining life of the common-area components. The Study also includes estimated costs for the major repair, maintenance and/or replacement of the items to enable the Association to establish an adequate level of reserve funds for the upkeep of the property. Major repair, maintenance and/or replacement items are defined as anything that costs over \$1,000.

## Community Description

Greenbrook Townhouses Association consists of 50 buildings that house 212 townhome-style residences that were built in phases, with the first phase in 1982 (121 units) and the second phase in 1998 (91 units). The Association maintenance responsibilities consists of the exterior building envelop, exterior building lights, skylights (first phase only), roofing, handrails, pathway lights, driveways, concrete sidewalks, concrete drain pans, retaining walls, mail kiosk, entrance monuments, gazebo, tennis court, pool, mechanical equipment associated with the pool, clubhouse, irrigation, and landscaped areas.

## Approach

To prepare this Reserve Study Projection, Borne Consulting has completed the necessary research, the component report, the cost estimates, the financial projections, and the projection interpretation. The projections were assembled using the cash flow method. This method develops a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until a desired funding program is achieved.

## Reference Material

The following references were provided to Borne Consulting for this Reserve Study by the client:

- 2015 budget
- Interest rate earned on invested capital funds
- Historical expense and past capital project information

## Exclusions

Items not included in this Projection Update are:

- Non- common area components.
- Association components that have estimated costs below the reserve component threshold amount of \$1,000.
- Long lasting items with estimated economic lives exceeding 30 years, such as sanitary sewers or building structural components. However, these items are included if they are known to have a fairly predictable anticipated useful life that falls within the term of the Study.

- Normal operating items, i.e., taxes, insurance, snow plowing, utilities, cleaning and landscape maintenance, etc.

## Disclaimer

This Reserve Study was prepared specifically for Greenbrook Townhouses Association. The information contained within this document has been assembled in conjunction with the client and is intended to assist the client with its reserve planning and funding. Borne Consulting does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the component lives.

In providing the opinions of probable replacement costs, the client understands that Borne Consulting has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable replacement costs provided herein are made on the basis of Borne Consulting's qualifications and experience. Borne Consulting makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to actual bid or construction costs.

All comments made are based on conditions seen at the time of the site visit. We do not accept any responsibility for unknown or unknowable conditions within the existing site or structures.

## Greenbrook Townhomes RA Detail Report by Category

### Regrade earthen areas - 2018

		1 UT	@ \$3,000.00
Asset ID	A01.1	Asset Cost	\$3,000.00
Topography and Grading		Percent Replacement	100%
Building Grading and Drainage		Future Cost	\$3,182.70
Placed in Service	May 2012		
Useful Life	6		
Replacement Year	2018		
Remaining Life	2		



**Description:** The buildings are surrounded primarily by planter beds that consist of cobblestone and/or rock and/or mulch landscaping. Stormwater runoff from the buildings is discharged from building downspouts and with the surface slope of the landscape areas; the runoff water is either infiltrated into the ground or conveyed into the community drainage collection systems.

**Condition:** The building grading and drainage is in good to fair condition. It was noted that in several areas the grade next to the building foundation is quite flat.

**Action(s):**

- Cyclically regrade and maintain the earthen areas adjacent to the building foundation systems every 6 years, starting in 2018.

## Greenbrook Townhomes RA Detail Report by Category

### Regrade grass swales - 2018

		1 UT	@ \$3,000.00
Asset ID	A02.1	Asset Cost	\$3,000.00
Topography and Grading		Percent Replacement	100%
Site Grading and Drainage		Future Cost	\$3,182.70
Placed in Service	May 2008		
Useful Life	8		
Adjustment	2		
Replacement Year	2018		
Remaining Life	2		



**Description:** The onsite drainage systems within the community utilize grass and cobblestone swales, sloped grade, area inlets, sidewalk chase drains, and concrete drain pans to convey surface runoff to the public storm drainage systems.

**Condition:** The onsite drainage systems are in good to fair condition. Some grass swales in areas are undefined and are in need of regrading to be more effective in conveying stormwater runoff.

**Action(s):**

- Cyclically regrade a portion of the grass swales every 8 years, starting in 2018.
- Cyclically check and clean debris from the metal grated inlets and area inlets along with replacement of damaged area inlet lids to ensure proper function every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

## Greenbrook Townhomes RA Detail Report by Category

### Crackfill - 2017

		1 UT	@ \$3,000.00
Asset ID	B01.2	Asset Cost	\$3,000.00
	Paving	Percent Replacement	100%
	Driveways	Future Cost	\$3,090.00
Placed in Service	May 2007		
Useful Life	1		
Adjustment	9		
Replacement Year	2017		
Remaining Life	1		



**Description:** Estimated 134,967 square feet of bituminous asphalt pavement.

**Condition:** Good to fair condition. Generally most of the asphalt pavement is structurally sound with some areas of stress cracking. There has been a lot of crack filling done which is good. There will be a need for full depth patch work over the next few years.

**Action(s):**

- Cyclically crackfill every year, starting in 2017.

## Greenbrook Townhomes RA Detail Report by Category

### Mill and overlay - 2025

		134,967 SF	@ \$2.00
Asset ID	B01.4	Asset Cost	\$134,967.00
	Paving	Percent Replacement	50%
	Driveways	Future Cost	\$176,101.32
Placed in Service	May 2012		
Useful Life	20		
Adjustment	-7		
Replacement Year	2025		
Remaining Life	9		



**Description:** Estimated 134,967 square feet of bituminous asphalt pavement.

**Condition:** Good to fair condition. Generally most of the asphalt pavement is structurally sound with some areas of stress cracking. There has been a lot of crack filling done which is good. There will be a need for full depth patch work over the next few years.

**Action(s):**

- Provide full depth patches in select areas every 4 years starting in 2017.
- Mill and place new asphalt surface associated with the parking areas every 20 years, starting in 2025.



## Greenbrook Townhomes RA Detail Report by Category

### Mill and overlay - 2026

		134,967 SF	@ \$2.00
Asset ID	B01.5	Asset Cost	\$134,967.00
	Paving	Percent Replacement	50%
	Driveways	Future Cost	\$181,384.36
Placed in Service	May 2012		
Useful Life	20		
Adjustment	-6		
Replacement Year	2026		
Remaining Life	10		



**Description:** Estimated 134,967 square feet of bituminous asphalt pavement.

**Condition:** Good to fair condition. Generally most of the asphalt pavement is structurally sound with some areas of stress cracking. There has been a lot of crack filling done which is good. There will be a need for full depth patch work over the next few years.

**Action(s):**

- Provide full depth patches in select areas every 4 years starting in 2017.
- Mill and place new asphalt surface associated with the parking areas every 20 years, starting in 2026.

## Greenbrook Townhomes RA Detail Report by Category

### Provide full depth patches - 2017

		800 SF	@ \$4.00
Asset ID	B01.3	Asset Cost	\$3,200.00
	Paving	Percent Replacement	100%
	Driveways	Future Cost	\$3,296.00
Placed in Service	May 2012		
Useful Life	4		
Adjustment	1		
Replacement Year	2017		
Remaining Life	1		



**Description:** Estimated 134,967 square feet of bituminous asphalt pavement.

**Condition:** Good to fair condition. Generally most of the asphalt pavement is structurally sound with some areas of stress cracking. There has been a lot of crack filling done which is good. There will be a need for full depth patch work over the next few years.

**Action(s):**

- Provide full depth patches in select areas every 4 years starting in 2017.
- Mill and place new asphalt surface associated with the parking areas every 20 years, starting in 2025.

## Greenbrook Townhomes RA Detail Report by Category

### Seal coat - 2017

		134,967 SF	@ \$0.25
Asset ID	B01.1	Asset Cost	\$33,741.75
	Paving	Percent Replacement	100%
	Driveways	Future Cost	\$34,754.00
Placed in Service	May 2007		
Useful Life	5		
Adjustment	5		
Replacement Year	2017		
Remaining Life	1		



**Description:** Estimated 134,967 square feet of bituminous asphalt pavement.

**Condition:** Good to fair condition. Generally most of the asphalt pavement is structurally sound with some areas of stress cracking. There has been a lot of crack filling done which is good. There will be a need for full depth patch work over the next few years.

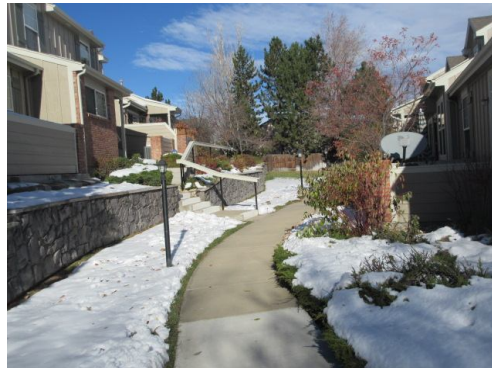
**Action(s):**

- Cyclically seal coat, and apply new paint striping for all parking stalls every 5 years, starting in 2017.

## Greenbrook Townhomes RA Detail Report by Category

### Replace damaged sections - 2020

		600 SF	@ \$6.00
Asset ID	C01.1	Asset Cost	\$3,600.00
	Flatwork	Percent Replacement	100%
	Concrete Walkways	Future Cost	\$4,051.83
Placed in Service	May 2012		
Useful Life	6		
Adjustment	2		
Replacement Year	2020		
Remaining Life	4		



**Description:** Estimated 36,445 square feet of walkways that are presumed to be on-grade, non-reinforced slabs.

**Condition:** Good condition.

**Action(s):**

- Cyclically remove and replace damaged sections of the concrete walkways every 6 years, starting in 2020.
- Inspect the surface and repair any cracks or deteriorating concrete walkways every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

## Greenbrook Townhomes RA Detail Report by Category

### Replace damaged sections - 2022

		1 UT	@ \$5,000.00
Asset ID	C02.1	Asset Cost	\$5,000.00
	Flatwork	Percent Replacement	100%
	Concrete Stairs	Future Cost	\$5,970.26
Placed in Service	May 2000		
Useful Life	10		
Adjustment	12		
Replacement Year	2022		
Remaining Life	6		



**Description:** Estimated 820 square feet of concrete stairs that are presumed to be on-grade and reinforced.

**Condition:** Good condition with no visual signs of deterioration or cracking.

**Action(s):**

- Cyclically remove and replace damaged sections of the concrete stairs every 10 years, starting in 2022.
- Inspect the surface and repair any cracks or deteriorating concrete stairs every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

## Greenbrook Townhomes RA Detail Report by Category

### Replace damaged sections - 2017

		705 SF	@ \$12.00
Asset ID	C03.1	Asset Cost	\$8,460.00
	Flatwork	Percent Replacement	100%
	Concrete Pool Deck	Future Cost	\$8,713.80
Placed in Service	May 2000		
Useful Life	6		
Adjustment	11		
Replacement Year	2017		
Remaining Life	1		



**Description:** Estimated 4,705 square feet of concrete pool deck that is cast-in-place, on-grade, reinforced, concrete slab.

**Condition:** Good to fair condition with some random cracking. The concrete pool deck is moderately covered with cracks and it has been maintained by the use of crack sealant.

**Action(s):**

- Cyclically remove and replace damaged sections of the concrete pool deck every 6 years, starting in 2017.
- Inspect the surface and repair any cracks or deteriorating concrete pool deck every year. This is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

## Greenbrook Townhomes RA Detail Report by Category

### Replace damaged sections - 2020

		300 LF	@ \$14.00
Asset ID	C04.1	Asset Cost	\$4,200.00
	Flatwork	Percent Replacement	100%
	Concrete Pan	Future Cost	\$4,727.14
Placed in Service	May 2000		
Useful Life	5		
Adjustment	15		
Replacement Year	2020		
Remaining Life	4		



**Description:** Estimated 15,182 square feet of concrete drain pans. The drain pans on site were 1- to 3-foot wide and presumed to be on-grade and reinforced. Several drain pans on site were attached or adjacent to walkways.

**Condition:** All concrete drain pans are in good to fair condition.

**Action(s):**

- Cyclically remove and replace damaged sections of the concrete drain pans every 5 years, starting in 2020.
- Inspect the surface and repair any cracks or deteriorating concrete pan every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

## Greenbrook Townhomes RA Detail Report by Category

### Replace damaged sections - 2016

		350 LF	@ \$15.00
Asset ID	C05.1	Asset Cost	\$5,250.00
	Flatwork	Percent Replacement	100%
	Curb and Gutter	Future Cost	\$5,250.00
Placed in Service	May 2000		
Useful Life	6		
Adjustment	4		
Replacement Year	2016		
Remaining Life	0		



**Description:** Estimated 6,469 linear of 6-inch vertical face curbs with 12- to 24-inch wide concrete gutter sloped in a catch or spill position.

**Condition:** Good to fair condition. Most communities typically replace damaged sections of curb and gutter as needed rather than 100% replacement.

**Action(s):**

- Cyclically remove and replace damaged sections of the concrete curb and gutter every 6 years, starting in 2020.
- Inspect the surface and repair any cracks or deteriorating concrete curbs every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.



## Greenbrook Townhomes RA Detail Report by Category

None

			1 UT	
Asset ID	C06.1		Asset Cost	@
	Flatwork	Percent Replacement		100%
	Concrete Slabs	Future Cost		
Placed in Service	May 2010			
Useful Life	40			
Replacement Year	2050			
Remaining Life	34			



**Description:** Estimated 504 square feet of concrete slabs that are assumed to be on-grade and reinforced.

**Condition:** The concrete slabs are in good condition.

**Action(s):**

- Concrete slabs should exceed the life of the reserve study.

## Greenbrook Townhomes RA Detail Report by Category

### Replace damaged sections - 2021

		344 LF	@ \$18.00
Asset ID	C07.1	Asset Cost	\$6,192.00
	Flatwork	Percent Replacement	100%
	Concrete Crosspans	Future Cost	\$7,178.22
Placed in Service	May 2000		
Useful Life	7		
Adjustment	14		
Replacement Year	2021		
Remaining Life	5		



**Description:** Estimated 1,969 square feet of concrete aprons that are assumed to be reinforced and a depth of 8 inches thick.

**Condition:** Good to fair condition.

**Action(s):**

- Cyclically remove and replace damaged sections of the concrete slabs every 7 years, starting in 2021.
- Inspect the surface and repair any cracks or deteriorating concrete cross pans every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

## Greenbrook Townhomes RA Detail Report by Category

### Tuck-point the mortar joints - 2022

		1 UT	@ \$3,500.00
Asset ID	D01.1	Asset Cost	\$3,500.00
Landscaping and Appurtenances	Entrance Monuments	Percent Replacement	100%
Placed in Service	May 1982	Future Cost	\$4,179.18
Useful Life	10		
Adjustment	30		
Replacement Year	2022		
Remaining Life	6		



**Description:** Estimated 735 square feet of CMU walls covered with an estimated 1,575 square feet of brick veneer that frames three rectangular, painted concrete signs with lettering attached.

**Condition:** Good to fair condition.

**Action(s):**

- Cyclically tuck-point the mortar joints and replace any damaged or deteriorated bricks every 10 years, starting in 2022.
- Inspect and maintain the concrete signs and lettering every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

**Greenbrook Townhomes  
RA Detail Report by Category**

**Replace timber walls - 2018**

Asset ID	D02.1	183 LF	@ \$40.00
Landscaping and Appurtenances		Asset Cost	\$7,320.00
Timber Retaining Walls		Percent Replacement	100%
Placed in Service	May 1982	Future Cost	\$7,765.79
Useful Life	25		
Adjustment	11		
Replacement Year	2018		
Remaining Life	2		

**Description:** Estimated 183 linear feet of timber landscape ties, layered to create retaining walls.

**Condition:** Fair condition. We noted that each of the timber retaining walls is tilting (failing) and deteriorating.

**Action(s):**

- Cyclically remove and replace the timber retaining walls every 25 years, starting in 2018.

## Greenbrook Townhomes RA Detail Report by Category

### Tuck-point the mortar joints

		1 UT	@
Asset ID	D03.1	Asset Cost	
Landscaping and Appurtenances		Percent Replacement	100%
Stone Retaining Walls		Future Cost	
Placed in Service	May 2009		
Useful Life	10		
Adjustment	3		
Replacement Year	2022		
Remaining Life	6		



**Description:** Estimated 157 linear feet of adhered, natural stone veneer, with grouted mortar joints.

**Condition:** Excellent condition. We were informed that the wall was built in 2009.

**Action(s):**

- Cyclically tuck-point the mortar joints and replace any damaged or deteriorated stones every 10 years, starting 2022. The cost is not included in the Study because it falls below the minimum fund threshold.

## Greenbrook Townhomes RA Detail Report by Category

### Restack and repair - 2025

		1 UT	@ \$10,000.00
Asset ID	D04.1	Asset Cost	\$10,000.00
Landscaping and Appurtenances		Percent Replacement	100%
Boulder Retaining Walls		Future Cost	\$13,047.73
Placed in Service	May 1990		
Useful Life	15		
Adjustment	20		
Replacement Year	2025		
Remaining Life	9		



**Description:** Estimated 2,017 linear feet of stacked boulder retaining walls at a range of 1 to 4 feet in height.

**Condition:** Good to fair condition.

**Action(s):**

- Cyclically restack a portion of the wall every 15 years, starting in 2025

## Greenbrook Townhomes RA Detail Report by Category

### Tuck-point the mortar joints

		1 UT	@
Asset ID	D05.1	Asset Cost	
Landscaping and Appurtenances		Percent Replacement	100%
Brick Veneered Retaining Walls		Future Cost	
Placed in Service	May 1996		
Useful Life	10		
Adjustment	13		
Replacement Year	2019		
Remaining Life	3		



**Description:** Estimated 237 square feet of brick veneered CMU retaining walls.

**Condition:** Good to fair condition.

**Action(s):**

- Cyclically tuck-point the mortar joints and replace any damaged or deteriorated bricks every 10 years, starting in 2019. The cost is not included in the Study because it falls below the minimum fund threshold.

## Greenbrook Townhomes RA Detail Report by Category

### Scrape, rust proof and paint - 2018

		321 LF	@ \$7.25
Asset ID	D06.1	Asset Cost	\$2,327.25
Landscaping and Appurtenances	Handrails	Percent Replacement	100%
Placed in Service	May 2000	Future Cost	\$2,468.98
Useful Life	6		
Adjustment	12		
Replacement Year	2018		
Remaining Life	2		



**Description:** There is a combination of metal and wood handrails supported by metal posts that are fastened to concrete walks or ground packed.

**Condition:** Good to fair condition.

**Action(s):**

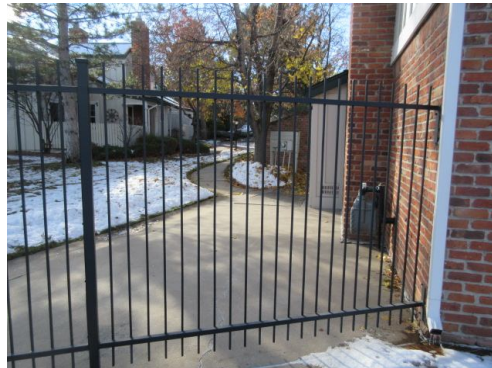
- Cyclically scrape, rust proof and paint the metal and wood handrails every 6 years, starting in 2018.



## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2025

		274 LF	@ \$40.00
Asset ID	D06.2	Asset Cost	\$10,960.00
Landscaping and Appurtenances		Percent Replacement	100%
	Metal Fencing	Future Cost	\$14,300.31
Placed in Service	May 1995		
Useful Life	25		
Adjustment	5		
Replacement Year	2025		
Remaining Life	9		



**Description:** Estimated 274 linear feet of metal fencing spaced between approximately 772 square feet of brick veneered columns.

**Condition:** Good to fair condition.

**Action(s):**

- Remove and replace the metal fencing in 2025.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2023

		350 LF	@ \$30.00
Asset ID	D07.1	Asset Cost	\$10,500.00
Landscaping and Appurtenances		Percent Replacement	100%
	Chain Link Fencing	Future Cost	\$12,913.68
Placed in Service	May 1995		
Useful Life	25		
Adjustment	3		
Replacement Year	2023		
Remaining Life	7		



**Description:** Estimated 350 linear feet of 10-foot high vinyl coated chain link fence.

**Condition:** Fair condition.

**Action(s):**

- Remove and replace chain link fencing in 2023.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2034

		2,375 LF	@ \$40.00
Asset ID	D08.1	Asset Cost	\$95,000.00
Landscaping and Appurtenances	Vinyl Fencing	Percent Replacement	100%
		Future Cost	\$161,731.14
Placed in Service	May 2009		
Useful Life	25		
Replacement Year	2034		
Remaining Life	18		



**Description:** Estimated 2,375 linear feet of white vinyl fencing intermittent between 1,056 square feet of brick veneered columns.

**Condition:** The vinyl fencing is in excellent condition. The brick veneered columns are in good condition.

**Action(s):**

- Remove and replace the vinyl fencing in 2034.

## Greenbrook Townhomes RA Detail Report by Category

### Prep and paint - 2018

		1,513 LF	@ \$1.00
Asset ID	D09.1	Asset Cost	\$1,513.00
Landscaping and Appurtenances	Wood Fencing	Percent Replacement	100%
		Future Cost	\$1,605.14
Placed in Service	May 2015		
Useful Life	5		
Adjustment	-2		
Replacement Year	2018		
Remaining Life	2		



**Description:** Estimated 1,513 linear feet of 4-foot high, white painted wood patio fencing for the 1<sup>st</sup> phase townhomes.

**Condition:** Good condition. We noted that fencing has been painted in the last couple of years.

**Action(s):**

- Cyclically prep and paint the wood fencing associated with the 1<sup>st</sup> phase townhomes every 5 years, starting in 2018.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2020

		1,513 LF	@ \$16.50
Asset ID	D09.2	Asset Cost	\$24,964.50
Landscaping and Appurtenances	Wood Fencing	Percent Replacement	100%
		Future Cost	\$28,097.76
Placed in Service	May 1995		
Useful Life	15		
Adjustment	10		
Replacement Year	2020		
Remaining Life	4		



**Description:** Estimated 1,513 linear feet of 4-foot high, white painted wood patio fencing for the 1<sup>st</sup> phase townhomes.

**Condition:** Good condition. We noted that fencing has been painted in the last couple of years.

**Action(s):**

- Cyclically remove and replace the wood fencing associated with the 1<sup>st</sup> phase townhomes every 15 years, starting in 2020.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace bridge - 2033

		1 UT	@ \$3,000.00
Asset ID	D10.1	Asset Cost	\$3,000.00
Landscaping and Appurtenances	Trex Bridge and Deck	Percent Replacement	100%
		Future Cost	\$4,958.54
Placed in Service	May 2008		
Useful Life	23		
Adjustment	2		
Replacement Year	2033		
Remaining Life	17		



**Description:** The bridge is built with Trex® floor boards and railing. The decking has an under-structured wood frame with an estimated 390 square feet of Trex® deck boards and Trex® built-in benches.

**Condition:** The bridge and deck are in good condition.

**Action(s):**

- Remove and replace the Trex® bridge in 2033.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace deck - 2033

		390 SF	@ \$26.00
Asset ID	D10.2	Asset Cost	\$10,140.00
Landscaping and Appurtenances	Trex Bridge and Deck	Percent Replacement	100%
		Future Cost	\$16,759.87
Placed in Service	May 2008		
Useful Life	25		
Replacement Year	2033		
Remaining Life	17		



**Description:** The bridge is built with Trex® floor boards and railing. The decking has an under-structured wood frame with an estimated 390 square feet of Trex® deck boards and Trex® built-in benches.

**Condition:** The bridge and deck are in good condition.

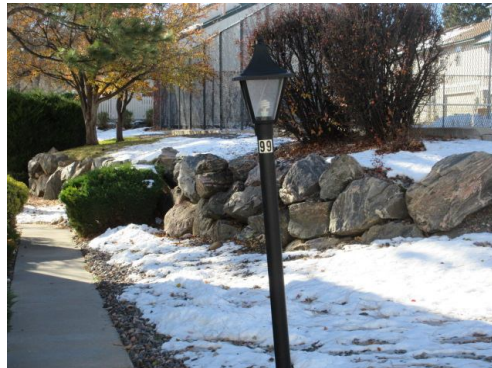
**Action(s):**

- Remove and replace the Trex® deck in 2033.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2025

		110 UT	@ \$300.00
Asset ID	D11.1	Asset Cost	\$33,000.00
Landscaping and Appurtenances	Pole Lights	Percent Replacement	100%
Placed in Service	May 1995	Future Cost	\$43,057.51
Useful Life	25		
Adjustment	5		
Replacement Year	2025		
Remaining Life	9		



**Description:** Estimated 110 pathway pole lights. The lights have a 6-foot tall metal pole with lantern type light housing attached to the top of the pole. The majority of the pole lights are anchored in concrete with several anchored with soil.

**Condition:** The site observation was performed during the day, so we cannot verify if lights are in good working condition but aesthetically they are in good to fair condition. We noted that several pole lights are tilted.

**Action(s):**

- Remove and replace the pole lights in 2025.



## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2025

		272 UT	@ \$50.00
Asset ID	D12.1	Asset Cost	\$13,600.00
Landscaping and Appurtenances	Mailboxes	Percent Replacement	100%
		Future Cost	\$17,744.91
Placed in Service	May 1990		
Useful Life	30		
Adjustment	5		
Replacement Year	2025		
Remaining Life	9		



**Description:** There are six 35-door front loading mailboxes, two 21-door front loading mailboxes, and ten sets of 2-package boxes.

**Condition:** Fair condition, with some signs of corrosion.

**Action(s):**

- Remove and replace the mailboxes in 2025.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2036

		2 UT	@ \$1,100.00
Asset ID	D13.1	Asset Cost	\$2,200.00
Landscaping and Appurtenances	Benches	Percent Replacement	100%
		Future Cost	\$3,973.44
Placed in Service	May 2003		
Useful Life	30		
Adjustment	3		
Replacement Year	2036		
Remaining Life	20		



**Description:** Two composite picnic tables with powder-coated steel legs.

**Condition:** Good condition.

**Action(s):**

- Remove and replace the benches in 2036.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2016

		1 UT	@ \$5,000.00
Asset ID	D14.1	Asset Cost	\$5,000.00
Landscaping and Appurtenances	Vegetation	Percent Replacement	100%
		Future Cost	\$5,000.00
Placed in Service	May 2010		
Useful Life	1		
Adjustment	5		
Replacement Year	2016		
Remaining Life	0		



**Description:** Various species of trees, shrubs, and plants.

**Condition:** Good condition.

**Action(s):**

- Cyclically remove and replace diseased or dead trees, shrubs, and plants every year starting in 2016.

**Greenbrook Townhomes  
RA Detail Report by Category**

**Remove and replace components - 2016**

		1 UT	@
Asset ID	D15.1	Asset Cost	
Landscaping and Appurtenances	Irrigation System	Percent Replacement	100%
Placed in Service	May 2011	Future Cost	
Useful Life	1		
Adjustment	4		
Replacement Year	2016		
Remaining Life	0		

**Description:** Irrigation system composed of drip lines and sprinklers.

**Condition:** Presumed in good condition.

**Action(s):**

- Cyclically replace damaged irrigation system components every year under annual operating budget starting in 2016 and replace controllers every 12 years starting in 2020.

**Greenbrook Townhomes  
RA Detail Report by Category**

**Remove and replace controllers - 2020**

Asset ID	D15.2	1 UT	@ \$2,000.00
Landscaping and Appurtenances		Asset Cost	\$2,000.00
Irrigation System		Percent Replacement	100%
Placed in Service	May 2011	Future Cost	\$2,251.02
Useful Life	12		
Adjustment	-3		
Replacement Year	2020		
Remaining Life	4		

**Description:** Irrigation system composed of drip lines and sprinklers.

**Condition:** Presumed in good condition.

**Action(s):**

- Cyclically replace damaged irrigation system components every year starting in 2016 and replace controllers every 12 years starting in 2020.

## Greenbrook Townhomes RA Detail Report by Category

### Tuck-point - 2022

		1,010 SF	@ \$5.00
Asset ID	E01.1	Asset Cost	\$5,050.00
Landscaping and Appurtenances	Brick Veneer	Percent Replacement	100%
		Future Cost	\$6,029.96
Placed in Service	May 1995		
Useful Life	10		
Adjustment	17		
Replacement Year	2022		
Remaining Life	6		



**Description:** Estimated 20,204 square feet of brick veneer with mortar joints.

**Condition:** Good condition.

**Action(s):**

- Cyclically tuck-point the mortar joints and replace any damaged or deteriorated bricks every 10 years, starting in 2022.

## Greenbrook Townhomes RA Detail Report by Category

### Prep and paint phase 1 - 2019

		112,028 SF	@ \$1.50
Asset ID	E02.1	Asset Cost	\$168,042.00
Landscaping and Appurtenances		Percent Replacement	100%
	Siding and Trim	Future Cost	\$183,624.03
Placed in Service	May 2013		
Useful Life	6		
Replacement Year	2019		
Remaining Life	3		



**Description:** Estimated total of 194,201 square feet of vertically-orient, channel board siding. The trim around the windows and at corners is installed on the top of the siding boards. Lap siding is installed in the horizontal direction for the Phase 2 patios.

**Condition:** Good condition.

**Action(s):**

- Cyclically prep and paint the siding and trim and replace any damaged or deteriorated sections every 6 years by Phase with Phase 1 starting in 2019 and Phase 2 starting in 2021.

## Greenbrook Townhomes RA Detail Report by Category

### Prep and paint phase 2 - 2021

		82,173 SF	@ \$1.50
Asset ID	E02.2	Asset Cost	\$123,259.50
Landscaping and Appurtenances		Percent Replacement	100%
	Siding and Trim	Future Cost	\$142,891.54
Placed in Service	May 2015		
Useful Life	6		
Replacement Year	2021		
Remaining Life	5		



**Description:** Estimated total of 194,201 square feet of vertically-orient, channel board siding. The trim around the windows and at corners is installed on the top of the siding boards. Lap siding is installed in the horizontal direction for the Phase 2 patios.

**Condition:** Good condition.

**Action(s):**

- Cyclically prep and paint the siding and trim and replace any damaged or deteriorated sections every 6 years by Phase with Phase 1 starting in 2019 and Phase 2 starting in 2021.



## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2030

		9 UT	@ \$1,500.00
Asset ID	E03.1	Asset Cost	\$13,500.00
Landscaping and Appurtenances	Windows	Percent Replacement	100%
		Future Cost	\$20,419.96
Placed in Service	May 1982		
Useful Life	30		
Adjustment	18		
Replacement Year	2030		
Remaining Life	14		



**Description:** Nine wood framed windows.

**Condition:** Good to fair condition based on age and efficiency.

**Action(s):**

- Remove and replace the clubhouse windows in 2030.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace

		1 UT	@
Asset ID	E04.1	Asset Cost	
Landscaping and Appurtenances	Exterior Lighting Units	Percent Replacement	100%
Placed in Service	May 1982	Future Cost	
Useful Life	10		
Adjustment	30		
Replacement Year	2022		
Remaining Life	6		



**Description:** Eleven exterior, wall- and ceiling-mounted fixtures composed of glass and metal.

**Condition:** Good condition.

**Action(s):**

- Remove and replace the exterior lighting units as needed. This cost is not included in this Study because it is considered an operating expense.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2022

		4 UT	@ \$1,200.00
Asset ID	E05.1	Asset Cost	\$4,800.00
Landscaping and Appurtenances	Entry Doors	Percent Replacement	100%
Placed in Service	May 1982	Future Cost	\$5,731.45
Useful Life	40		
Replacement Year	2022		
Remaining Life	6		



**Description:** Four glass and steel, 6-foot panel doors at the clubhouse entrances.

**Condition:** Good condition.

**Action(s):**

- Replace the entry doors in 2022.

## Greenbrook Townhomes RA Detail Report by Category

### Prep and paint phase 1 - 2018

		106 UT	@ \$180.00
Asset ID	E06.1	Asset Cost	\$19,080.00
Landscaping and Appurtenances		Percent Replacement	100%
	Garage Doors	Future Cost	\$20,241.97
Placed in Service	May 2014		
Useful Life	6		
Adjustment	-2		
Replacement Year	2018		
Remaining Life	2		



**Description:** 212 panelized metal garage doors.

**Condition:** The paint is in good condition. We were informed that the Association is only responsible for painting the garage doors.

**Action(s):**

- Cyclically prep and paint the garage doors every 6 years by Phase with Phase 1 starting in 2018 and Phase 2 starting in 2020.

## Greenbrook Townhomes RA Detail Report by Category

### Prep and paint phase 2 - 2020

		106 UT	@ \$180.00
Asset ID	E06.2	Asset Cost	\$19,080.00
Landscaping and Appurtenances		Percent Replacement	100%
	Garage Doors	Future Cost	\$21,474.71
Placed in Service	May 2014		
Useful Life	6		
Replacement Year	2020		
Remaining Life	4		



**Description:** 212 panelized metal garage doors.

**Condition:** The paint is in good condition. We were informed that the Association is only responsible for painting the garage doors.

**Action(s):**

- Cyclically prep and paint the garage doors every 6 years by Phase with Phase 1 starting in 2018 and Phase 2 starting in 2020.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace phase 1 - 2023

		1,863 UT	@ \$300.00
Asset ID	F01.1	Asset Cost	\$469,476.00
Landscaping and Appurtenances		Percent Replacement	84%
Asphalt Shingled Roofs		Future Cost	\$577,396.26
Placed in Service	May 1998		
Useful Life	25		
Replacement Year	2023		
Remaining Life	7		



**Description:** Estimated total of 3,586 squares of asphalt shingles over a membrane.

**Condition:** Good to fair condition.

**Action(s):**

- Remove and replace the asphalt shingled roofs by Phase with Phase 1 in 2023 and Phase 2 in 2024.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace phase 2 - 2024

		1,723 UT	@ \$300.00
Asset ID	F01.2	Asset Cost	\$434,196.00
Landscaping and Appurtenances		Percent Replacement	84%
Asphalt Shingled Roofs		Future Cost	\$550,026.50
Placed in Service	May 1998		
Useful Life	25		
Adjustment	1		
Replacement Year	2024		
Remaining Life	8		



**Description:** Estimated total of 3,586 squares of asphalt shingles over a membrane.

**Condition:** Good to fair condition.

**Action(s):**

- Remove and replace the asphalt shingled roofs by Phase with Phase 1 in 2023 and Phase 2 in 2024.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace phase 1 - 2023

		6,024 LF	@ \$9.00
Asset ID	F02.1	Asset Cost	\$54,216.00
Landscaping and Appurtenances		Percent Replacement	100%
Gutters, Downspouts, and Extensions		Future Cost	\$66,678.84
Placed in Service	May 1998		
Useful Life	25		
Replacement Year	2023		
Remaining Life	7		



**Description:** Estimated 14,942 linear feet of aluminum gutters, downspouts, and extensions.

**Condition:** Good to fair condition. We noted some areas where the arrangement of the downspout extensions are displacing landscaping materials and other locations where the current geometry is unsatisfactory for effectively conveying the runoff from the roof.

**Action(s):**

- Remove and replace gutters, downspouts, and extensions by Phase with Phase 1 in 2023 and Phase 2 in 2024.
- Cyclically prep and paint the gutters, downspouts, and extensions and replace any damaged or deteriorated sections every 6 years, by Phase with Phase 1 starting in 2017 and Phase 2 starting in 2018. These costs are included in the Siding and Trim component of this Study.



## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace phase 2 - 2024

		8,918 LF	@ \$9.00
Asset ID	F02.2	Asset Cost	\$80,262.00
Landscaping and Appurtenances		Percent Replacement	100%
Gutters, Downspouts, and Extensions		Future Cost	\$101,673.50
Placed in Service	May 1998		
Useful Life	25		
Adjustment	1		
Replacement Year	2024		
Remaining Life	8		



**Description:** Estimated 14,942 linear feet of aluminum gutters, downspouts, and extensions.

**Condition:** Good to fair condition. We noted some areas where the arrangement of the downspout extensions are displacing landscaping materials and other locations where the current geometry is unsatisfactory for effectively conveying the runoff from the roof.

**Action(s):**

- Remove and replace gutters, downspouts, and extensions by Phase with Phase 1 in 2023 and Phase 2 in 2024.
- Cyclically prep and paint the gutters, downspouts, and extensions and replace any damaged or deteriorated sections every 6 years, by Phase with Phase 1 starting in 2017 and Phase 2 starting in 2018. These costs are included in the Siding and Trim component of this Study.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2020

		1 UT	@ \$2,000.00
Asset ID	G01.1	Asset Cost	\$2,000.00
	Interior	Percent Replacement	100%
	Furniture	Future Cost	\$2,251.02
Placed in Service	May 2000		
Useful Life	5		
Adjustment	15		
Replacement Year	2020		
Remaining Life	4		



**Description:** There are four cushioned chairs, one corner couch, and one table with four matching chairs, two end tables, three lamps, and five pieces of wall art.

**Condition:** Fair condition based on aesthetic appearance.

**Action(s):**

- Cyclically replace a portion of the furniture every 5 years, starting in 2020.

## Greenbrook Townhomes RA Detail Report by Category

### Prep and paint - 2021

		4,867 SF	@ \$0.50
Asset ID	G02.1	Asset Cost	\$2,433.50
	Interior	Percent Replacement	100%
	Interior Walls/Ceilings	Future Cost	\$2,821.09
Placed in Service	May 1995		
Useful Life	7		
Adjustment	19		
Replacement Year	2021		
Remaining Life	5		



**Description:** Estimated 4,867 square feet of painted drywall walls and ceilings.

**Condition:** Good condition.

**Action(s):**

- Cyclically prep and paint the walls and ceilings every 7 years, starting in 2021.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace carpet - 2020

		1,311 SF	@ \$4.50
Asset ID	G03.2	Asset Cost	\$5,899.50
	Interior	Percent Replacement	100%
	Interior Flooring	Future Cost	\$6,639.94
Placed in Service	May 2000		
Useful Life	10		
Adjustment	10		
Replacement Year	2020		
Remaining Life	4		



**Description:** The majority of the flooring for the interior common areas is finished with commercial grade carpet, estimated at 1,311 square feet. The upper level bathrooms and kitchen is finished with brick tile flooring, estimated at 264 square feet.

**Condition:** Fair condition based on aesthetic appearance. We noted significant wear associated with the lower level carpeting.

**Action(s):**

- Cyclically replace the carpeting every 10 years, starting in 2020.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace tile - 2025

		264 SF	@ \$6.00
Asset ID	G03.1	Asset Cost	\$1,584.00
	Interior	Percent Replacement	100%
	Interior Flooring	Future Cost	\$2,066.76
Placed in Service	May 1982		
Useful Life	30		
Adjustment	13		
Replacement Year	2025		
Remaining Life	9		



**Description:** The majority of the flooring for the interior common areas is finished with commercial grade carpet, estimated at 1,311 square feet. The upper level bathrooms and kitchen is finished with brick tile flooring, estimated at 264 square feet.

**Condition:** Fair condition based on aesthetic appearance. We noted significant wear associated with the lower level carpeting.

**Action(s):**

- Remove and replace the tile flooring in 2025.

## Greenbrook Townhomes RA Detail Report by Category

### Refurbish lower level - 2021

		2 UT	@ \$4,000.00
Asset ID	G04.1	Asset Cost	\$8,000.00
	Interior	Percent Replacement	100%
	Restrooms	Future Cost	\$9,274.19
Placed in Service	May 1982		
Useful Life	12		
Adjustment	27		
Replacement Year	2021		
Remaining Life	5		



**Description:** The two upper level restrooms each have a toilet, sink, brick tile flooring, countertop, and mirror. The two lower level restrooms each have a toilet, sink, concrete flooring, ceramic tile walls, shower, countertop, and mirror.

**Condition:** Fair condition.

**Action(s):**

- Cyclically refurbish the restroom every 12 years by level with the lower level starting in 2021 and upper level starting in 2022.

## Greenbrook Townhomes RA Detail Report by Category

### Refurbish upper level - 2022

		2 UT	@ \$2,000.00
Asset ID	G04.2	Asset Cost	\$4,000.00
	Interior	Percent Replacement	100%
	Restrooms	Future Cost	\$4,776.21
Placed in Service	May 1982		
Useful Life	12		
Adjustment	28		
Replacement Year	2022		
Remaining Life	6		



**Description:** The two upper level restrooms each have a toilet, sink, brick tile flooring, countertop, and mirror. The two lower level restrooms each have a toilet, sink, concrete flooring, ceramic tile walls, shower, countertop, and mirror.

**Condition:** Fair condition.

**Action(s):**

- Cyclically refurbish the restroom every 12 years by level with the lower level starting in 2021 and upper level starting in 2022.

## Greenbrook Townhomes RA Detail Report by Category

### Refurbish - 2020

		1 UT	@ \$7,500.00
Asset ID	G05.1	Asset Cost	\$7,500.00
	Interior	Percent Replacement	100%
	Kitchen	Future Cost	\$8,441.32
Placed in Service	May 1982		
Useful Life	20		
Adjustment	18		
Replacement Year	2020		
Remaining Life	4		



**Description:** There is a microwave, full size refrigerator, electric stove, cabinets, sink, and countertops.

**Condition:** Fair condition.

**Action(s):**

- Cyclically refurbish the kitchen every 20 years, starting in 2020.



## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace

		1 UT	@
Asset ID	G06.1	Asset Cost	
	Interior	Percent Replacement	100%
	Wood Building Features	Future Cost	
Placed in Service	May 1982		
Useful Life	8		
Adjustment	31		
Replacement Year	2021		
Remaining Life	5		



**Description:** Estimated 35 linear feet of wood guardrails and handrails associated with the stairs and ledge.

**Condition:** Good condition.

**Action(s):**

- Cyclically stain the wood elements every 8 years, starting in 2021. This cost is not included in this Study because the cost associated with the action item is below the minimum threshold of this Study.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace

		1 UT	@
Asset ID	G07.1	Asset Cost	
	Interior	Percent Replacement	100%
	Interior Doors	Future Cost	
Placed in Service	May 1982		
Useful Life	10		
Adjustment	29		
Replacement Year	2021		
Remaining Life	5		



**Description:** 13 wooden solid and hollow doors.

**Condition:** Good to fair condition.

**Action(s):**

- Stain interior doors every 10 years starting in 2021 as part of the annual maintenance budget.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2022

		200 LF	@ \$30.78
Asset ID	H01.1	Asset Cost	\$6,156.00
	Amenities	Percent Replacement	100%
	Swimming Pool	Future Cost	\$7,350.59
Placed in Service	May 1995		
Useful Life	10		
Adjustment	17		
Replacement Year	2022		
Remaining Life	6		



**Description:** Estimated 3,188 square feet of swimming pool surface. The swimming pool is finished with a cementitious plaster basin. The pool coping appears to be colored and stamped concrete product integral with the pool deck.

**Condition:** The pool surface is in good to fair condition.

**Action(s):**

- Cyclically replace the coping stones every 10 years, starting in 2022.

## Greenbrook Townhomes RA Detail Report by Category

### Resurface - 2017

		3,188 SF	@ \$10.00
Asset ID	H01.2	Asset Cost	\$31,880.00
	Amenities	Percent Replacement	100%
	Swimming Pool	Future Cost	\$32,836.40
Placed in Service	May 1995		
Useful Life	10		
Adjustment	12		
Replacement Year	2017		
Remaining Life	1		



**Description:** Estimated 3,188 square feet of swimming pool surface. The swimming pool is finished with a cementitious plaster basin. The pool coping appears to be colored and stamped concrete product integral with the pool deck.

**Condition:** The pool surface is in good to fair condition.

**Action(s):**

- Cyclically resurface the swimming pool every 10 years, starting in 2017.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2016

		12,980 SF	@ \$0.60
Asset ID	H03.1	Asset Cost	\$7,788.00
	Amenities	Percent Replacement	100%
	Tennis Court	Future Cost	\$7,788.00
Placed in Service	May 1990		
Useful Life	7		
Adjustment	19		
Replacement Year	2016		
Remaining Life	0		



**Description:** Hard court surface tennis court.

**Condition:** Poor condition with cracking and spalling noted.

**Action(s):**

- Cyclically inspect, repair, and resurface every 7 years, starting in 2016.
- Cyclically inspect and repair cracks every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2025

		1 UT	@ \$5,000.00
Asset ID	H04.1	Asset Cost	\$5,000.00
Landscaping and Appurtenances	Gazebo	Percent Replacement	100%
		Future Cost	\$6,523.87
Placed in Service	May 2000		
Useful Life	25		
Replacement Year	2025		
Remaining Life	9		



**Description:** Asphalt shingled roof structure with wood trim and fascia supported by four wood posts. The interior of the gazebo area contains built-in wooden benches.

**Condition:** Good condition.

**Action(s):**

- Remove and replace the asphalt shingled roof in 2025.
- Cyclically inspect and repair damaged or deteriorated wood components associated with the gazebo every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2044

		1 UT	@ \$16,000.00
Asset ID	I01.1	Asset Cost	\$16,000.00
	Mechanical	Percent Replacement	100%
	Boilers	Future Cost	\$36,606.84
Placed in Service	May 2014		
Useful Life	30		
Replacement Year	2044		
Remaining Life	28		



**Description:** Model WH-970, Parker Boiler Company gas fired boiler assembly.

**Condition:** Good condition

**Action(s):**

- Remove and replace the boiler in 2044.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2030

		1 UT	@ \$5,000.00
Asset ID	I02.1	Asset Cost	\$5,000.00
	Mechanical	Percent Replacement	100%
	Furnace	Future Cost	\$7,562.95
Placed in Service	May 2005		
Useful Life	25		
Replacement Year	2030		
Remaining Life	14		



**Description:** Model 58PAV111-16, Carrier forced air natural gas furnace. The unit has an input rating of 110,000 BTU/hr. output rating of 89,000 BTU/hr., and maximum outlet temperature of 185°F.

**Condition:** We were informed that this unit is in good working condition.

**Action(s):**

- Remove and replace the furnace in 2030.



## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2020

		1 UT	@ \$2,500.00
Asset ID	I03.1	Asset Cost	\$2,500.00
	Mechanical	Percent Replacement	100%
	Air Conditioner	Future Cost	\$2,813.77
Placed in Service	May 2000		
Useful Life	20		
Replacement Year	2020		
Remaining Life	4		



**Description:** Model 38CKC, Carrier Weather Mate Series air conditioner. The air conditioner has a seasonal energy efficiency ratio of 11.5.

**Condition:** We were informed that this unit is in good working condition.

**Action(s):**

- Cyclically remove and replace the air conditioner unit every 20 years, starting in 2020.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2023

		1 UT	@ \$1,500.00
Asset ID	I04.1	Asset Cost	\$1,500.00
	Mechanical	Percent Replacement	100%
	Circulation Pump	Future Cost	\$1,844.81
Placed in Service	May 2002		
Useful Life	10		
Adjustment	11		
Replacement Year	2023		
Remaining Life	7		



**Description:** Pentair Pool Products, 5 horsepower Challenger circulation pump.

**Condition:** We were informed that this unit is in good working condition.

**Action(s):**

- Cyclically replace the circulation pump every 10 years, starting in 2023.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2018

		1 UT	@ \$2,500.00
Asset ID	I05.1	Asset Cost	\$2,500.00
	Mechanical	Percent Replacement	100%
	Water Heater	Future Cost	\$2,652.25
Placed in Service	May 1998		
Useful Life	15		
Adjustment	5		
Replacement Year	2018		
Remaining Life	2		



**Description:** Model PR640, State Select automatic storage water heater. The water heater has a 40 gallon capacity with an input rating of 40,000 BTU/hr.

**Condition:** We were informed this water heater is in good condition.

**Action(s):**

- Cyclically replace the water heater every 15 years, starting in 2018.

## Greenbrook Townhomes RA Detail Report by Category

### Remove and replace - 2020

		1 UT	@ \$3,500.00
Asset ID	I06.1	Asset Cost	\$3,500.00
	Mechanical	Percent Replacement	100%
	Pool Filter	Future Cost	\$3,939.28
Placed in Service	May 1995		
Useful Life	30		
Adjustment	-5		
Replacement Year	2020		
Remaining Life	4		



**Description:** Model HRL-48, Swimquip sand filter. The filter has filtration area of 12.6 square feet and a design flow capacity of 15 to 20 gallons per minute.

**Condition:** Fair to poor condition based on age.

**Action(s):**

- Remove the sand filter and replace with a cartridge filtration system in 2020.

**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Building Grading and Drainage</b>										
Regrade earthen areas			3,183						3,800	
<b>Building Grading and Drainage Total:</b>			<b>3,183</b>						<b>3,800</b>	
<b>Site Grading and Drainage</b>										
Regrade grass swales			3,183							
<b>Site Grading and Drainage Total:</b>			<b>3,183</b>							
<b>Driveways</b>										
Crackfill		3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
Mill and overlay										176,101
Mill and overlay Provide full depth patches		3,296				3,710				4,175
Seal coat		34,754					40,289			
<b>Driveways Total:</b>		<b>41,140</b>	<b>3,183</b>	<b>3,278</b>	<b>3,377</b>	<b>7,187</b>	<b>43,872</b>	<b>3,690</b>	<b>3,800</b>	<b>184,191</b>
<b>Concrete Walkways</b>										
Replace damaged sections					4,052					
<b>Concrete Walkways Total:</b>					<b>4,052</b>					
<b>Concrete Stairs</b>										
Replace damaged sections							5,970			
<b>Concrete Stairs Total:</b>							<b>5,970</b>			
<b>Concrete Pool Deck</b>										
Replace damaged sections		8,714						10,405		
<b>Concrete Pool Deck Total:</b>		<b>8,714</b>						<b>10,405</b>		
<b>Concrete Pan</b>										
Replace damaged sections					4,727					5,480
<b>Concrete Pan Total:</b>					<b>4,727</b>					<b>5,480</b>
<b>Curb and Gutter</b>										
Replace damaged sections		5,250					6,269			
<b>Curb and Gutter Total:</b>		<b>5,250</b>					<b>6,269</b>			

**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Concrete Slabs										
None	<i>Unfunded</i>									
Concrete Crosspans										
Replace damaged sections						7,178				
<b>Concrete Crosspans Total:</b>						<b>7,178</b>				
Entrance Monuments										
Tuck-point the mortar joints							4,179			
<b>Entrance Monuments Total:</b>							<b>4,179</b>			
Timber Retaining Walls										
Replace timber walls				7,766						
<b>Timber Retaining Walls Total:</b>				<b>7,766</b>						
Stone Retaining Walls										
Tuck-point the mortar joints	<i>Unfunded</i>									
Boulder Retaining Walls										
Restack and repair									13,048	
<b>Boulder Retaining Walls Total:</b>									<b>13,048</b>	
Brick Veneered Retaining Walls										
Tuck-point the mortar joints	<i>Unfunded</i>									
Handrails										
Scrape, rust proof and paint				2,469					2,948	
<b>Handrails Total:</b>				<b>2,469</b>					<b>2,948</b>	
Metal Fencing										
Remove and replace										14,300
<b>Metal Fencing Total:</b>										<b>14,300</b>
Chain Link Fencing										
Remove and replace								12,914		
<b>Chain Link Fencing Total:</b>								<b>12,914</b>		

**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Vinyl Fencing										
Remove and replace										
<b>Vinyl Fencing Total:</b>										
Wood Fencing										
Prep and paint			1,605					1,861		
Remove and replace					28,098					
<b>Wood Fencing Total:</b>			<b>1,605</b>		<b>28,098</b>			<b>1,861</b>		
Trex Bridge and Deck										
Remove and replace bridge										
Remove and replace deck										
<b>Trex Bridge and Deck Total:</b>										
Pole Lights										
Remove and replace										43,058
<b>Pole Lights Total:</b>										<b>43,058</b>
Mailboxes										
Remove and replace										17,745
<b>Mailboxes Total:</b>										<b>17,745</b>
Benches										
Remove and replace										
Vegetation										
Remove and replace	5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	6,524
<b>Vegetation Total:</b>	<b>5,000</b>	<b>5,150</b>	<b>5,304</b>	<b>5,464</b>	<b>5,628</b>	<b>5,796</b>	<b>5,970</b>	<b>6,149</b>	<b>6,334</b>	<b>6,524</b>
Irrigation System										
Remove and replace components										
Remove and replace controllers					2,251					
<b>Irrigation System Total:</b>					<b>2,251</b>					

**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Brick Veneer</b>										
Tuck-point							6,030			
<b>Brick Veneer Total:</b>							<b>6,030</b>			
<b>Siding and Trim</b>										
Prep and paint phase 1				183,624						219,257
Prep and paint phase 2						142,892				
<b>Siding and Trim Total:</b>				<b>183,624</b>		<b>142,892</b>				<b>219,257</b>
<b>Windows</b>										
Remove and replace										
<b>Windows Total:</b>										
<b>Exterior Lighting Units</b>										
Remove and replace			<i>Unfunded</i>							
<b>Entry Doors</b>										
Remove and replace							5,731			
<b>Entry Doors Total:</b>							<b>5,731</b>			
<b>Garage Doors</b>										
Prep and paint phase 1			20,242						24,170	
Prep and paint phase 2					21,475					
<b>Garage Doors Total:</b>			<b>20,242</b>		<b>21,475</b>				<b>24,170</b>	
<b>Asphalt Shingled Roofs</b>										
Remove and replace phase 1							577,396			
Remove and replace phase 2									550,027	
<b>Asphalt Shingled Roofs Total:</b>							<b>577,396</b>		<b>550,027</b>	
<b>Gutters, Downspouts, and Extensions</b>										
Remove and replace phase 1							66,679			
Remove and replace phase 2									101,673	
<b>Gutters, Downspouts, and Extensions Total:</b>							<b>66,679</b>		<b>101,673</b>	



**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Furniture</b>										
Remove and replace					2,251					2,610
<b>Furniture Total:</b>					<b>2,251</b>					<b>2,610</b>
<b>Interior Walls/Ceilings</b>										
Prep and paint						2,821				
<b>Interior Walls/Ceilings Total:</b>						<b>2,821</b>				
<b>Interior Flooring</b>										
Remove and replace carpet					6,640					
Remove and replace tile										2,067
<b>Interior Flooring Total:</b>					<b>6,640</b>					<b>2,067</b>
<b>Restrooms</b>										
Refurbish lower level						9,274				
Refurbish upper level							4,776			
<b>Restrooms Total:</b>						<b>9,274</b>	<b>4,776</b>			
<b>Kitchen</b>										
Refurbish					8,441					
<b>Kitchen Total:</b>					<b>8,441</b>					
<b>Wood Building Features</b>										
Remove and replace			<i>Unfunded</i>							
<b>Interior Doors</b>										
Remove and replace			<i>Unfunded</i>							
<b>Swimming Pool</b>										
Remove and replace							7,351			
Resurface				32,836						
<b>Swimming Pool Total:</b>				<b>32,836</b>			<b>7,351</b>			
<b>Tennis Court</b>										
Remove and replace				7,788				9,578		
<b>Tennis Court Total:</b>				<b>7,788</b>				<b>9,578</b>		

**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Gazebo										
Remove and replace										6,524
<b>Gazebo Total:</b>										<b>6,524</b>
Boilers										
Remove and replace										
Furnace										
Remove and replace										
<b>Furnace Total:</b>										
Air Conditioner										
Remove and replace					2,814					
<b>Air Conditioner Total:</b>					<b>2,814</b>					
Circulation Pump										
Remove and replace								1,845		
<b>Circulation Pump Total:</b>								<b>1,845</b>		
Water Heater										
Remove and replace			2,652							
<b>Water Heater Total:</b>			<b>2,652</b>							
Pool Filter										
Remove and replace					3,939					
<b>Pool Filter Total:</b>					<b>3,939</b>					
<b>Year Total:</b>	<b>18,038</b>	<b>87,840</b>	<b>49,587</b>	<b>192,366</b>	<b>93,692</b>	<b>175,149</b>	<b>90,148</b>	<b>690,516</b>	<b>692,753</b>	<b>514,802</b>

**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
<b>Building Grading and Drainage</b>										
Regrade earthen areas					4,538					
<b>Building Grading and Drainage Total:</b>					<b>4,538</b>					
<b>Site Grading and Drainage</b>										
Regrade grass swales	4,032								5,107	
<b>Site Grading and Drainage Total:</b>	<b>4,032</b>								<b>5,107</b>	
<b>Driveways</b>										
Crackfill	4,032	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261
Mill and overlay										
Mill and overlay	181,384									
Provide full depth patches				4,699				5,289		
Seal coat		46,706					54,146			
<b>Driveways Total:</b>	<b>185,416</b>	<b>50,859</b>	<b>4,277</b>	<b>9,105</b>	<b>4,538</b>	<b>4,674</b>	<b>58,960</b>	<b>10,248</b>	<b>5,107</b>	<b>5,261</b>
<b>Concrete Walkways</b>										
Replace damaged sections	4,838						5,777			
<b>Concrete Walkways Total:</b>	<b>4,838</b>						<b>5,777</b>			
<b>Concrete Stairs</b>										
Replace damaged sections							8,024			
<b>Concrete Stairs Total:</b>							<b>8,024</b>			
<b>Concrete Pool Deck</b>										
Replace damaged sections				12,424						14,835
<b>Concrete Pool Deck Total:</b>				<b>12,424</b>						<b>14,835</b>
<b>Concrete Pan</b>										
Replace damaged sections					6,353					7,365
<b>Concrete Pan Total:</b>					<b>6,353</b>					<b>7,365</b>
<b>Curb and Gutter</b>										
Replace damaged sections			7,485						8,938	
<b>Curb and Gutter Total:</b>			<b>7,485</b>						<b>8,938</b>	

**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Concrete Slabs										
None	<i>Unfunded</i>									
Concrete Crosspans										
Replace damaged sections			8,828							10,858
<b>Concrete Crosspans Total:</b>			<b>8,828</b>							<b>10,858</b>
Entrance Monuments										
Tuck-point the mortar joints								5,616		
<b>Entrance Monuments Total:</b>								<b>5,616</b>		
Timber Retaining Walls										
Replace timber walls										
<b>Timber Retaining Walls Total:</b>										
Stone Retaining Walls										
Tuck-point the mortar joints	<i>Unfunded</i>									
Boulder Retaining Walls										
Restack and repair										
<b>Boulder Retaining Walls Total:</b>										
Brick Veneered Retaining Walls										
Tuck-point the mortar joints	<i>Unfunded</i>									
Handrails										
Scrape, rust proof and paint						3,520				
<b>Handrails Total:</b>						<b>3,520</b>				
Metal Fencing										
Remove and replace										
<b>Metal Fencing Total:</b>										
Chain Link Fencing										
Remove and replace										
<b>Chain Link Fencing Total:</b>										

**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Vinyl Fencing										
Remove and replace									161,731	
<b>Vinyl Fencing Total:</b>									<b>161,731</b>	
Wood Fencing										
Prep and paint			2,157					2,501		
Remove and replace										43,775
<b>Wood Fencing Total:</b>			<b>2,157</b>					<b>2,501</b>		<b>43,775</b>
Trex Bridge and Deck										
Remove and replace bridge								4,959		
Remove and replace deck								16,760		
<b>Trex Bridge and Deck Total:</b>								<b>21,718</b>		
Pole Lights										
Remove and replace										
<b>Pole Lights Total:</b>										
Mailboxes										
Remove and replace										
<b>Mailboxes Total:</b>										
Benches										
Remove and replace										
Vegetation										
Remove and replace	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768
<b>Vegetation Total:</b>	<b>6,720</b>	<b>6,921</b>	<b>7,129</b>	<b>7,343</b>	<b>7,563</b>	<b>7,790</b>	<b>8,024</b>	<b>8,264</b>	<b>8,512</b>	<b>8,768</b>
Irrigation System										
Remove and replace components										
Remove and replace controllers							3,209			
<b>Irrigation System Total:</b>							<b>3,209</b>			

**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Brick Veneer										
Tuck-point							8,104			
<b>Brick Veneer Total:</b>							<b>8,104</b>			
Siding and Trim										
Prep and paint phase 1						261,804				
Prep and paint phase 2		170,620						203,729		
<b>Siding and Trim Total:</b>		<b>170,620</b>				<b>261,804</b>		<b>203,729</b>		
Windows										
Remove and replace					20,420					
<b>Windows Total:</b>					<b>20,420</b>					
Exterior Lighting Units										
Remove and replace		<i>Unfunded</i>								
Entry Doors										
Remove and replace										
<b>Entry Doors Total:</b>										
Garage Doors										
Prep and paint phase 1					28,860					
Prep and paint phase 2		25,642						30,618		
<b>Garage Doors Total:</b>		<b>25,642</b>			<b>28,860</b>			<b>30,618</b>		
Asphalt Shingled Roofs										
Remove and replace phase 1										
Remove and replace phase 2										
<b>Asphalt Shingled Roofs Total:</b>										
Gutters, Downspouts, and Extensions										
Remove and replace phase 1										
Remove and replace phase 2										
<b>Gutters, Downspouts, and Extensions Total:</b>										

**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Furniture</b>										
Remove and replace					3,025					3,507
<b>Furniture Total:</b>					<b>3,025</b>					<b>3,507</b>
<b>Interior Walls/Ceilings</b>										
Prep and paint			3,470							4,267
<b>Interior Walls/Ceilings Total:</b>			<b>3,470</b>							<b>4,267</b>
<b>Interior Flooring</b>										
Remove and replace carpet					8,924					
Remove and replace tile										
<b>Interior Flooring Total:</b>					<b>8,924</b>					
<b>Restrooms</b>										
Refurbish lower level								13,223		
Refurbish upper level									6,810	
<b>Restrooms Total:</b>								<b>13,223</b>	<b>6,810</b>	
<b>Kitchen</b>										
Refurbish										
<b>Kitchen Total:</b>										
<b>Wood Building Features</b>										
Remove and replace			<i>Unfunded</i>							
<b>Interior Doors</b>										
Remove and replace			<i>Unfunded</i>							
<b>Swimming Pool</b>										
Remove and replace							9,879			
Resurface		44,129								
<b>Swimming Pool Total:</b>		<b>44,129</b>					<b>9,879</b>			
<b>Tennis Court</b>										
Remove and replace					11,780					
<b>Tennis Court Total:</b>					<b>11,780</b>					

**Greenbrook Townhomes  
RA Annual Expenditure Spread Sheet**

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Gazebo										
Remove and replace										
<b>Gazebo Total:</b>										
Boilers										
Remove and replace										
Furnace										
Remove and replace					7,563					
<b>Furnace Total:</b>					<b>7,563</b>					
Air Conditioner										
Remove and replace										
<b>Air Conditioner Total:</b>										
Circulation Pump										
Remove and replace								2,479		
<b>Circulation Pump Total:</b>								<b>2,479</b>		
Water Heater										
Remove and replace								4,132		
<b>Water Heater Total:</b>								<b>4,132</b>		
Pool Filter										
Remove and replace										
<b>Pool Filter Total:</b>										
<b>Year Total:</b>	<b>226,647</b>	<b>272,530</b>	<b>33,346</b>	<b>28,871</b>	<b>107,083</b>	<b>274,268</b>	<b>138,210</b>	<b>266,294</b>	<b>196,205</b>	<b>98,635</b>



**Greenbrook Townhomes  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2016</b>	
<b>Curb and Gutter</b>	
Replace damaged sections	5,250
<b>Vegetation</b>	
Remove and replace	5,000
<b>Irrigation System</b>	
Remove and replace components	
<b>Tennis Court</b>	
Remove and replace	7,788
<b>Total for 2016</b>	<u><b>\$18,038</b></u>
 <b>Replacement Year 2017</b>	
<b>Driveways</b>	
Crackfill	3,090
Provide full depth patches	3,296
Seal coat	34,754
<b>Concrete Pool Deck</b>	
Replace damaged sections	8,714
<b>Vegetation</b>	
Remove and replace	5,150
<b>Irrigation System</b>	
Remove and replace components	
<b>Swimming Pool</b>	
Resurface	32,836
<b>Total for 2017</b>	<u><b>\$87,840</b></u>
 <b>Replacement Year 2018</b>	
<b>Building Grading and Drainage</b>	
Regrade earthen areas	3,183
<b>Site Grading and Drainage</b>	
Regrade grass swales	3,183
<b>Driveways</b>	
Crackfill	3,183
<b>Timber Retaining Walls</b>	
Replace timber walls	7,766

**Greenbrook Townhomes  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2018 continued...</i></b>	
<b>Handrails</b>	
Scrape, rust proof and paint	2,469
<b>Wood Fencing</b>	
Prep and paint	1,605
<b>Vegetation</b>	
Remove and replace	5,304
<b>Irrigation System</b>	
Remove and replace components	
<b>Garage Doors</b>	
Prep and paint phase 1	20,242
<b>Water Heater</b>	
Remove and replace	2,652
<b>Total for 2018</b>	<b><u>\$49,587</u></b>
 <b>Replacement Year 2019</b>	
<b>Driveways</b>	
Crackfill	3,278
<b>Vegetation</b>	
Remove and replace	5,464
<b>Irrigation System</b>	
Remove and replace components	
<b>Siding and Trim</b>	
Prep and paint phase 1	183,624
<b>Total for 2019</b>	<b><u>\$192,366</u></b>
 <b>Replacement Year 2020</b>	
<b>Driveways</b>	
Crackfill	3,377
<b>Concrete Walkways</b>	
Replace damaged sections	4,052
<b>Concrete Pan</b>	
Replace damaged sections	4,727
<b>Wood Fencing</b>	
Remove and replace	28,098

**Greenbrook Townhomes  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2020 continued...</i></b>	
<b>Vegetation</b>	
Remove and replace	5,628
<b>Irrigation System</b>	
Remove and replace components	
Remove and replace controllers	2,251
<b>Garage Doors</b>	
Prep and paint phase 2	21,475
<b>Furniture</b>	
Remove and replace	2,251
<b>Interior Flooring</b>	
Remove and replace carpet	6,640
<b>Kitchen</b>	
Refurbish	8,441
<b>Air Conditioner</b>	
Remove and replace	2,814
<b>Pool Filter</b>	
Remove and replace	3,939
<b>Total for 2020</b>	<b>\$93,692</b>
<b>Replacement Year 2021</b>	
<b>Driveways</b>	
Crackfill	3,478
Provide full depth patches	3,710
<b>Concrete Crosspans</b>	
Replace damaged sections	7,178
<b>Vegetation</b>	
Remove and replace	5,796
<b>Irrigation System</b>	
Remove and replace components	
<b>Siding and Trim</b>	
Prep and paint phase 2	142,892
<b>Interior Walls/Ceilings</b>	
Prep and paint	2,821
<b>Restrooms</b>	
Refurbish lower level	9,274
<b>Total for 2021</b>	<b>\$175,149</b>

**Greenbrook Townhomes  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2022</b>	
<b>Driveways</b>	
Crackfill	3,582
Seal coat	40,289
<b>Concrete Stairs</b>	
Replace damaged sections	5,970
<b>Curb and Gutter</b>	
Replace damaged sections	6,269
<b>Entrance Monuments</b>	
Tuck-point the mortar joints	4,179
<b>Vegetation</b>	
Remove and replace	5,970
<b>Irrigation System</b>	
Remove and replace components	
<b>Brick Veneer</b>	
Tuck-point	6,030
<b>Entry Doors</b>	
Remove and replace	5,731
<b>Restrooms</b>	
Refurbish upper level	4,776
<b>Swimming Pool</b>	
Remove and replace	7,351
<b>Total for 2022</b>	<b><u>\$90,148</u></b>
 <b>Replacement Year 2023</b>	
<b>Driveways</b>	
Crackfill	3,690
<b>Concrete Pool Deck</b>	
Replace damaged sections	10,405
<b>Chain Link Fencing</b>	
Remove and replace	12,914
<b>Wood Fencing</b>	
Prep and paint	1,861
<b>Vegetation</b>	
Remove and replace	6,149

**Greenbrook Townhomes  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2023 continued...</i></b>	
<b>Irrigation System</b>	
Remove and replace components	
<b>Asphalt Shingled Roofs</b>	
Remove and replace phase 1	577,396
<b>Gutters, Downspouts, and Extensions</b>	
Remove and replace phase 1	66,679
<b>Tennis Court</b>	
Remove and replace	9,578
<b>Circulation Pump</b>	
Remove and replace	1,845
<b>Total for 2023</b>	<b>\$690,516</b>
<b>Replacement Year 2024</b>	
<b>Building Grading and Drainage</b>	
Regrade earthen areas	3,800
<b>Driveways</b>	
Crackfill	3,800
<b>Handrails</b>	
Scrape, rust proof and paint	2,948
<b>Vegetation</b>	
Remove and replace	6,334
<b>Irrigation System</b>	
Remove and replace components	
<b>Garage Doors</b>	
Prep and paint phase 1	24,170
<b>Asphalt Shingled Roofs</b>	
Remove and replace phase 2	550,027
<b>Gutters, Downspouts, and Extensions</b>	
Remove and replace phase 2	101,673
<b>Total for 2024</b>	<b>\$692,753</b>
<b>Replacement Year 2025</b>	
<b>Driveways</b>	
Crackfill	3,914

**Greenbrook Townhomes  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2025 continued...</i></b>	
Mill and overlay	176,101
Provide full depth patches	4,175
<b>Concrete Pan</b>	
Replace damaged sections	5,480
<b>Boulder Retaining Walls</b>	
Restack and repair	13,048
<b>Metal Fencing</b>	
Remove and replace	14,300
<b>Pole Lights</b>	
Remove and replace	43,058
<b>Mailboxes</b>	
Remove and replace	17,745
<b>Vegetation</b>	
Remove and replace	6,524
<b>Irrigation System</b>	
Remove and replace components	
<b>Siding and Trim</b>	
Prep and paint phase 1	219,257
<b>Furniture</b>	
Remove and replace	2,610
<b>Interior Flooring</b>	
Remove and replace tile	2,067
<b>Gazebo</b>	
Remove and replace	6,524
<b>Total for 2025</b>	<b><u>\$514,802</u></b>
 <b>Replacement Year 2026</b>	
<b>Site Grading and Drainage</b>	
Regrade grass swales	4,032
<b>Driveways</b>	
Crackfill	4,032
Mill and overlay	181,384
<b>Concrete Walkways</b>	
Replace damaged sections	4,838

**Greenbrook Townhomes  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2026 continued...</i></b>	
<b>Vegetation</b>	
Remove and replace	6,720
<b>Irrigation System</b>	
Remove and replace components	
<b>Garage Doors</b>	
Prep and paint phase 2	25,642
<b>Total for 2026</b>	<b><u>\$226,647</u></b>
<b>Replacement Year 2027</b>	
<b>Driveways</b>	
Crackfill	4,153
Seal coat	46,706
<b>Vegetation</b>	
Remove and replace	6,921
<b>Irrigation System</b>	
Remove and replace components	
<b>Siding and Trim</b>	
Prep and paint phase 2	170,620
<b>Swimming Pool</b>	
Resurface	44,129
<b>Total for 2027</b>	<b><u>\$272,530</u></b>
<b>Replacement Year 2028</b>	
<b>Driveways</b>	
Crackfill	4,277
<b>Curb and Gutter</b>	
Replace damaged sections	7,485
<b>Concrete Crosspans</b>	
Replace damaged sections	8,828
<b>Wood Fencing</b>	
Prep and paint	2,157
<b>Vegetation</b>	
Remove and replace	7,129
<b>Irrigation System</b>	
Remove and replace components	

**Greenbrook Townhomes  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2028 continued...</i></b>	
<b>Interior Walls/Ceilings</b>	
Prep and paint	3,470
<b>Total for 2028</b>	<b><u>\$33,346</u></b>
 <b>Replacement Year 2029</b>	
<b>Driveways</b>	
Crackfill	4,406
Provide full depth patches	4,699
<b>Concrete Pool Deck</b>	
Replace damaged sections	12,424
<b>Vegetation</b>	
Remove and replace	7,343
<b>Irrigation System</b>	
Remove and replace components	
<b>Total for 2029</b>	<b><u>\$28,871</u></b>
 <b>Replacement Year 2030</b>	
<b>Building Grading and Drainage</b>	
Regrade earthen areas	4,538
<b>Driveways</b>	
Crackfill	4,538
<b>Concrete Pan</b>	
Replace damaged sections	6,353
<b>Handrails</b>	
Scrape, rust proof and paint	3,520
<b>Vegetation</b>	
Remove and replace	7,563
<b>Irrigation System</b>	
Remove and replace components	
<b>Windows</b>	
Remove and replace	20,420
<b>Garage Doors</b>	
Prep and paint phase 1	28,860
<b>Furniture</b>	
Remove and replace	3,025



**Greenbrook Townhomes  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2030 continued...</i></b>	
<b>Interior Flooring</b>	
Remove and replace carpet	8,924
<b>Tennis Court</b>	
Remove and replace	11,780
<b>Furnace</b>	
Remove and replace	7,563
<b>Total for 2030</b>	<u><b>\$107,083</b></u>
<b>Replacement Year 2031</b>	
<b>Driveways</b>	
Crackfill	4,674
<b>Vegetation</b>	
Remove and replace	7,790
<b>Irrigation System</b>	
Remove and replace components	
<b>Siding and Trim</b>	
Prep and paint phase 1	261,804
<b>Total for 2031</b>	<u><b>\$274,268</b></u>
<b>Replacement Year 2032</b>	
<b>Driveways</b>	
Crackfill	4,814
Seal coat	54,146
<b>Concrete Walkways</b>	
Replace damaged sections	5,777
<b>Concrete Stairs</b>	
Replace damaged sections	8,024
<b>Entrance Monuments</b>	
Tuck-point the mortar joints	5,616
<b>Vegetation</b>	
Remove and replace	8,024
<b>Irrigation System</b>	
Remove and replace components	
Remove and replace controllers	3,209

**Greenbrook Townhomes  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2032 continued...</i></b>	
<b>Brick Veneer</b>	
Tuck-point	8,104
<b>Garage Doors</b>	
Prep and paint phase 2	30,618
<b>Swimming Pool</b>	
Remove and replace	9,879
<b>Total for 2032</b>	<u>\$138,210</u>
 <b>Replacement Year 2033</b>	
<b>Driveways</b>	
Crackfill	4,959
Provide full depth patches	5,289
<b>Wood Fencing</b>	
Prep and paint	2,501
<b>Trex Bridge and Deck</b>	
Remove and replace bridge	4,959
Remove and replace deck	16,760
<b>Vegetation</b>	
Remove and replace	8,264
<b>Irrigation System</b>	
Remove and replace components	
<b>Siding and Trim</b>	
Prep and paint phase 2	203,729
<b>Restrooms</b>	
Refurbish lower level	13,223
<b>Circulation Pump</b>	
Remove and replace	2,479
<b>Water Heater</b>	
Remove and replace	4,132
<b>Total for 2033</b>	<u>\$266,294</u>
 <b>Replacement Year 2034</b>	
<b>Site Grading and Drainage</b>	
Regrade grass swales	5,107

**Greenbrook Townhomes  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2034 continued...</i></b>	
<b>Driveways</b>	
Crackfill	5,107
<b>Curb and Gutter</b>	
Replace damaged sections	8,938
<b>Vinyl Fencing</b>	
Remove and replace	161,731
<b>Vegetation</b>	
Remove and replace	8,512
<b>Irrigation System</b>	
Remove and replace components	
<b>Restrooms</b>	
Refurbish upper level	6,810
<b>Total for 2034</b>	<b>\$196,205</b>
<b>Replacement Year 2035</b>	
<b>Driveways</b>	
Crackfill	5,261
<b>Concrete Pool Deck</b>	
Replace damaged sections	14,835
<b>Concrete Pan</b>	
Replace damaged sections	7,365
<b>Concrete Crosspans</b>	
Replace damaged sections	10,858
<b>Wood Fencing</b>	
Remove and replace	43,775
<b>Vegetation</b>	
Remove and replace	8,768
<b>Irrigation System</b>	
Remove and replace components	
<b>Furniture</b>	
Remove and replace	3,507
<b>Interior Walls/Ceilings</b>	
Prep and paint	4,267
<b>Total for 2035</b>	<b>\$98,635</b>

**Greenbrook Townhomes  
RA Preliminary Reserve Study Summary**

Report Date	January 30, 2016
Budget Year Beginning	March 31, 2016
Budget Year Ending	March 30, 2017

<b><i>Report Parameters</i></b>	
Inflation	3.00%
Interest Rate on Reserve Deposit	0.25%
2016 Beginning Balance	\$501,546.00

***Preliminary Funding Model Summary of Calculations***

Required Monthly Contribution	\$15,833.00
Average Net Monthly Interest Earned	<u>\$122.30</u>
Total Monthly Allocation to Reserves	\$15,955.30

**Greenbrook Townhomes  
RA Preliminary Reserve Study Projection**

Beginning Balance: \$501,546

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2016	189,996	1,468	18,038	674,972	1,656,232	40%
2017	197,596	1,737	87,840	786,465	1,755,521	44%
2018	205,500	2,123	49,587	944,500	1,893,667	49%
2019	213,720	2,172	192,366	968,026	1,895,186	51%
2020	222,268	2,490	93,692	1,099,092	2,001,308	54%
2021	231,159	2,626	175,149	1,157,728	2,033,186	56%
2022	240,406	2,998	90,148	1,310,984	2,155,161	60%
2023	250,022	1,892	690,516	872,381	1,704,676	51%
2024	260,023	802	692,753	440,453	1,280,788	34%
2025	270,424	180	514,802	196,255	1,049,250	18%
2026	281,240	305	226,647	251,153	1,110,690	22%
2027	292,490	343	272,530	271,456	1,135,085	23%
2028	304,190	1,008	33,346	543,307	1,400,374	38%
2029	316,357	1,716	28,871	832,510	1,671,713	49%
2030	329,012	2,262	107,083	1,056,699	1,869,370	56%
2031	342,172	2,422	274,268	1,127,026	1,908,707	59%
2032	355,859	2,957	138,210	1,347,632	2,089,000	64%
2033	370,093	3,208	266,294	1,454,639	2,150,159	67%
2034	384,897	3,671	196,205	1,647,002	2,289,705	71%
2035	400,293	4,418	98,635	1,953,078	2,530,749	77%