

Preparer Qualifications

Brian McCaffery, President and founder of McCaffery Reserve Consulting, earned his Bachelor of Science Degree in Architectural Engineering from the University of Colorado in Boulder. His degree program included coursework in Building Exterior, Lighting, Electrical Systems, Heating Ventilating and Air Conditioning, Concrete and Steel Design, Civil Engineering, Structural Engineering, and Estimating. He has worked in the Building Construction/Architectural Engineering industry for 11 years and has been performing reserve studies for the past 9 years. During his professional career, Brian has worked for multiple companies that perform reserve studies. He has performed over 3,000 reserve studies throughout the state of California and the United States. Brian is a certified Reserve Specialist, designated by the Community Associations Institute (CAI). The Reserve Specialist designation is awarded to experienced, qualified reserve specialists, who through years of specialized experience, can help ensure that your community association prepares its reserve budget as accurately as possible. Brian also has a permit to perform reserve studies in the state of Nevada (Reserve study permit #9).

McCaffery understands that most homeowners, board members, and property managers can have a difficult time understanding all the numbers in a reserve study. That is why we make it a priority to make our report easy for anyone to understand. The layout of this report is set up with graphs, explanations and figures to make it easy to follow. If you read though the full report you should have a good understanding of the numbers and calculations. We strive to make sure our studies are second to none in the industry. The important figures are summarized in the executive summary and the supporting graphs and figures give a full explanation of how the findings were derived. Further descriptions are provided in the descriptions section.

For more useful information on reserve studies please visit:

www.mccafferyreserveconsulting.com

For a quick video that highlights the main sections please see:

<http://www.mccafferyreserveconsulting.com/sample-reserve-study>

Or scan QR code below with a smart phone



Component Summary
Aspen Peak HOA

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Roofing							
Tile Underlayment & Repairs	340000	SF	35	23	\$ 4.00	\$ 1,360,000	1
						\$ 1,360,000	
Painting							
Stucco	268	Each	12	4	\$ 900	\$ 241,200	1
Stucco Repairs	1	Allowance	10	0	\$ 15,000	\$ 15,000	1
Railings & Doors	268	Each	6	0	\$ 220	\$ 58,960	1
Metal Fencing	4250	LF	5	0	\$ 6.00	\$ 25,500	1
Pool Fencing	300	LF	5	4	\$ 7.00	\$ 2,100	1
						\$ 342,760	
Asphalt							
Slurry Seal & Repair	200000	SF	4	1	\$ 0.18	\$ 36,000	1
Overlay & Replace	200000	SF	25	13	\$ 1.80	\$ 360,000	1
Concrete Repairs	1	Allowance	10	5	\$ 6,000	\$ 6,000	1
						\$ 402,000	
Fencing/Rails							
Metal Fencing	3000	LF	30	16	\$ 42.00	\$ 126,000	1
Metal Fencing West	1550	LF	30	28	\$ 42.00	\$ 65,100	1
Vehicle Gates	6	Each	30	17	\$ 2,500	\$ 15,000	1
Vehicle Gate Operators	2	Each	12	12	\$ 2,800	\$ 5,600	1
Vehicle Gate Operators	4	Each	12	1	\$ 2,800	\$ 11,200	1
Trash Gates	11	Each	15	4	\$ 1,200.00	\$ 13,200	1
						\$ 236,100	
Clubhouse							
Interior Paint	1	Allowance	10	2	\$ 7,000	\$ 7,000	1
HVAC	1	Allowance	16	2	\$ 15,000	\$ 15,000	1
Furnishings	1	Allowance	12	3	\$ 10,000	\$ 10,000	1
Restroom Remodel	1	Allowance	25	12	\$ 10,000	\$ 10,000	1
Kitchen Remodel	1	Allowance	25	12	\$ 12,000	\$ 12,000	1
Carpet	1100	SF	10	1	\$ 5	\$ 5,500	1
Tile Flooring	1300	SF	25	12	\$ 15	\$ 19,500	1
						\$ 79,000	
Pool & Spa Area							
Pool Resurface/Tile	1	Allowance	12	2	\$ 12,000	\$ 12,000	1
Pool Heater	1	Each	10	1	\$ 3,000	\$ 3,000	1
Pool Filter	1	Each	10	9	\$ 1,100	\$ 1,100	1
Pool Pump/Motor	1	Each	7	1	\$ 1,200	\$ 1,200	1
Spa Resurface/Tile	1	Allowance	8	0	\$ 3,000	\$ 3,000	1
Spa Heater	1	Each	10	0	\$ 3,000	\$ 3,000	1
Spa Filter	1	Each	10	9	\$ 1,100	\$ 1,100	1
Spa Pump/Motor	1	Each	7	1	\$ 1,200	\$ 1,200	1
Kool Deck	1	Allowance	10	2	\$ 9,000	\$ 9,000	1
Pool Furnishings	1	Allowance	6	2	\$ 6,000	\$ 6,000	1
Restroom/Shower	1	Allowance	25	13	\$ 10,000	\$ 10,000	1
						\$ 50,600	
Landscaping							
Irrigation System Upgrade	1	Allowance	12	2	\$ 8,000	\$ 8,000	1
Landscape/Rock	1	Allowance	12	2	\$ 30,000	\$ 30,000	1
Tree Trimming	1	Allowance	2	1	\$ 9,000	\$ 9,000	1
						\$ 47,000	
Lighting							
Repairs & Replacements	1	Allowance	25	5	\$ 10,000	\$ 10,000	1
						\$ 10,000	
Miscellaneous							
Mailboxes	268	Each	24	12	\$ 100	\$ 26,800	1
Signage	24	Buildings	24	12	\$ 850	\$ 20,400	1
Entry Intercom	1	Each	12	1	\$ 4,000	\$ 4,000	1
Fire Alarm Upgrade	25	Buildings	20	8	\$ 2,800	\$ 70,000	1
FOB/Surveillance	1	Allowance	10	8	\$ 12,000	\$ 12,000	1
						\$ 133,200	
Contingency							
5%							1
TOTALS						\$ 2,660,660	

Notes: Any other items not listed are included in operating budget.