

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
Bel Aire Village

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Roofing							
Composite Shingles	23550	SF	25	0	\$ 3.45	\$ 81,248	1
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Metal Carports	720	LF	40	3	\$ 92.00	\$ 66,240	1
						\$ 228,735	
Painting							
Unit Exterior	60	Each	10	4	\$ 1,035	\$ 62,100	1
Carports	720	LF	10	0	\$ 12	\$ 8,280	1
Block Wall	2269	LF	12	4	\$ 6	\$ 13,047	1
Metal Pool Fence	333	LF	5	3	\$ 7.48	\$ 2,489	1
						\$ 85,916	
Asphalt							
Slurry Seal & Repair	80700	SF	4	2	\$ 0.20	\$ 15,777	1
Overlay & Replace	50700	SF	25	2	\$ 2.53	\$ 128,271	1
Overlay & Replace	30000	SF	25	23	\$ 2.53	\$ 75,900	1
Concrete Repairs	1	Allowance	10	5	\$ 6,900	\$ 6,900	1
						\$ 226,848	
Fencing/Rails							
Metal Fencing Pool	333	LF	25	3	\$ 46.00	\$ 15,318	1
Metal Crash Gates	2	Each	25	3	\$ 1,725	\$ 3,450	1
Block Wall Repairs	1	Allowance	15	3	\$ 4,025	\$ 4,025	1
Trash Enclosures	5	Each	15	2	\$ 1,150.00	\$ 5,750	1
						\$ 28,543	
Pool & Spa Area							
Pool Resurface/Tile	1	Allowance	12	0	\$ 9,200	\$ 9,200	1
Pool Filter	1	Each	10	1	\$ 1,265	\$ 1,265	1
Pool Pump/Motor	1	Each	7	1	\$ 863	\$ 863	1
Spa Resurface/Tile	1	Allowance	8	1	\$ 3,450	\$ 3,450	1
Spa Heater	1	Each	10	0	\$ 3,450	\$ 3,450	1
Spa Filter	1	Each	10	1	\$ 1,265	\$ 1,265	1
Spa Pump/Motor	1	Each	7	1	\$ 863	\$ 863	1
Deck Resurface	2000	SF	12	10	\$ 5.75	\$ 11,500	1
Pool Furnishings	1	Allowance	6	1	\$ 2,300	\$ 2,300	1
Restroom Refurbish	1	Allowance	25	1	\$ 5,750	\$ 5,750	1
Metal Trellis	1	Allowance	25	4	\$ 5,750	\$ 5,750	1
						\$ 45,655	
Landscaping							
Irrigation System Upgrade	1	Allowance	12	3	\$ 5,750	\$ 5,750	1
Landscape/Rock Replacement	1	Allowance	8	3	\$ 11,500	\$ 11,500	1
Tree Trimming	1	Allowance	3	2	\$ 12,700	\$ 12,700	1
						\$ 29,950	
Lighting							
Repairs & Replacements	1	Allowance	25	3	\$ 6,900	\$ 6,900	1
Street Lights	32	Each	25	24	\$ 1,035	\$ 33,120	1
						\$ 40,020	
Miscellaneous							
Mailboxes	60	Each	25	20	\$ 115	\$ 6,900	1
Fire Hydrants	3	Each	20	4	\$ 7,475	\$ 22,425	6
						\$ 29,325	
Contingency							
5%							1

TOTALS \$ 714,992

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