

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 through 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
Canyon Creek Villas

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Roofing							
Tile Underlayment & Repairs 4,5,7	43000	SF	34	34	\$ 3.65	\$ 156,950	3
Tile Underlayment & Repairs	82000	SF	34	0	\$ 3.65	\$ 299,300	3
Tile Underlayment & Repairs	82000	SF	34	1	\$ 3.65	\$ 299,300	3
Clubhouse Shade Structure	1400	SF	25	4	\$ 23.00	\$ 32,200	1
Carport Partial Repair/Replace	1	Allowance	4	4	\$ 10,000	\$ 10,000	1
						\$ 797,750	
Painting							
Stucco	280	Each	12	10	\$ 1,000	\$ 280,000	1
Metal Surfaces	1	Allowance	6	4	\$ 20,000	\$ 20,000	1
						\$ 300,000	
Asphalt							
Slurry Seal Stripe & Repair	154000	SF	4	0	\$ 0.18	\$ 27,720	1
Overlay & Replace	154000	SF	25	3	\$ 2.00	\$ 308,000	1
Concrete & Stamped Concrete	1	Allowance	12	0	\$ 20,000	\$ 20,000	1
						\$ 355,720	
Fencing/Rails							
Metal Pool Fencing	400	LF	26	12	\$ 66.00	\$ 26,400	1
Wall Repairs	1	Allowance	8	4	\$ 12,000	\$ 12,000	1
Stairs, Landings & Bridges			Unit Owner Responsibility				3
Vehicle Gates	1	Each	25	25	\$ 3,250	\$ 3,250	1
Vehicle Gates	4	Each	25	5	\$ 3,250	\$ 13,000	1
Vehicle Gate Operators	1	Each	12	12	\$ 3,150	\$ 3,150	1
Vehicle Gate Operators	4	Each	12	2	\$ 3,150	\$ 12,600	1
Trash Gates	13	Each	15	4	\$ 1,250	\$ 16,250	1
						\$ 86,650	
Clubhouse							
Interior Paint	1	Allowance	10	4	\$ 4,500	\$ 4,500	1
HVAC	1	Allowance	15	3	\$ 16,000	\$ 16,000	1
Furnishings	1	Allowance	8	1	\$ 10,000	\$ 10,000	1
Gym Equipment	1	Allowance	10	2	\$ 20,000	\$ 20,000	1
Remodel & Upgrades	1	Allowance	10	2	\$ 12,000	\$ 12,000	1
						\$ 62,500	
Pool & Spa Area							
Pool Resurface/Tile	2	Each	12	10	\$ 23,000	\$ 46,000	1
Pool Heater	2	Each	10	1	\$ 3,250	\$ 6,500	1
Pool Filter	4	Each	10	1	\$ 1,100	\$ 4,400	1
Spa Resurface/Tile	2	Each	8	6	\$ 4,400	\$ 8,800	1
Spa Heater	2	Each	10	0	\$ 6,150	\$ 12,300	1
Spa Filter	2	Each	10	1	\$ 1,100	\$ 2,200	1
Deck Resurface	2	Each	10	6	\$ 26,000	\$ 52,000	1
Pool Furnishings	1	Allowance	6	1	\$ 8,000	\$ 8,000	1
Restrooms & Shower	1	Allowance	25	1	\$ 30,000	\$ 30,000	1
Fountain Upgrade	1	Allowance	15	2	\$ 4,000	\$ 4,000	1
						\$ 174,200	
Landscaping							
Irrigation System Upgrade	1	Allowance	12	12	\$ 20,000	\$ 20,000	1
Rock Replacements	1	Allowance	8	2	\$ 20,000	\$ 20,000	1
Landscape Replacements	1	Allowance	8	2	\$ 12,000	\$ 12,000	1
Tree Trimming			Included in Operating Budget				3
						\$ 52,000	
Lighting							
Repairs & Replacements	1	Allowance	15	15	\$ 55,000	\$ 55,000	1
						\$ 55,000	
Miscellaneous							
Mailboxes	280	Each	25	3	\$ 110	\$ 30,800	1
Entry Intercom	1	Each	15	2	\$ 3,000	\$ 3,000	1
Entry Monument & Map	1	Allowance	20	3	\$ 8,000	\$ 8,000	1
Guard Shack	1	Allowance	12	3	\$ 4,000	\$ 4,000	1
Signage	1	Allowance	20	16	\$ 15,000	\$ 15,000	1
Surveillance	1	Allowance	8	2	\$ 8,000	\$ 8,000	1
Common Utilities	1	Allowance	6	4	\$ 25,000	\$ 25,000	1
						\$ 93,800	

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Contingency	5%						1
TOTALS						\$ 1,977,620	

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