

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
Charleston Village

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Painting							
Unit Exterior	106	Each	10	7	\$ 1,100	\$ 116,600	3
Wood Trim Repairs	1	Allowance	10	7	\$ 8,000	\$ 8,000	1
						\$ 124,600	
Asphalt							
Seal Wales, Corwood, Manor	36019	SF	5	1	\$ 0.14	\$ 5,043	3
Seal Village, Brock, Greta, Hamp, Dev	53573	SF	5	1	\$ 0.14	\$ 7,500	3
Seal Park Court	14542	SF	5	1	\$ 0.14	\$ 2,036	3
Seal South Hampton, Essex	12888	SF	5	1	\$ 0.14	\$ 1,804	3
Overlay Wales, Cornwood, Manor	36019	SF	25	16	\$ 2.20	\$ 79,242	3
Over Village, Brock, Greta, Hamp, Dev	53573	SF	25	21	\$ 2.20	\$ 117,861	3
Overlay Park Court	14542	SF	25	6	\$ 2.20	\$ 31,992	3
Overlay South Hampton, Exsex	12888	SF	25	16	\$ 2.20	\$ 28,354	1
Concrete Repairs	1	Allowance	2	0	\$ 12,000	\$ 12,000	1
Curb Paint	1155	LF	5	1	\$ 1.35	\$ 1,559	1
						\$ 287,391	
Fencing/Rails							
Chain Link Pool	278	LF	30	5	\$ 40.00	\$ 11,120	1
Wall Repair/Paint	1	Allowance	5	0	\$ 1,500	\$ 1,500	1
						\$ 12,620	
Clubhouse							
Roof Recoat	1728	SF	8	2	\$ 1.50	\$ 2,592	1
Roof Replace	1728	SF	25	2	\$ 6.00	\$ 10,368	1
Exterior Paint	1	Allowance	10	7	\$ 1,700	\$ 1,700	1
Kitchen Remodel	1	Allowance	25	0	\$ 2,000	\$ 2,000	3
Appliances							Included in Operating Budget 3
Furnishings							Included in Operating Budget 3
HVAC	1	Allowance	15	1	\$ 6,000	\$ 6,000	1
Surveillance System	1	Allowance	6	1	\$ 4,000	\$ 4,000	1
						\$ 26,660	
Pool & Spa Area							
Pool Resurface/Tile	1	Allowance	12	11	\$ 15,000	\$ 15,000	1
Pool Heater							No Longer Used 3
Pool Filter	2	Each	10	1	\$ 1,100	\$ 2,200	1
Pool Pump/Motor	2	Each	7	1	\$ 750	\$ 1,500	1
Spa Resurface/Tile	1	Allowance	8	7	\$ 3,000	\$ 3,000	1
Spa Heater	1	Each	10	1	\$ 3,000	\$ 3,000	1
Spa Filter	1	Each	10	3	\$ 1,100	\$ 1,100	1
Spa Pump/Motor	2	Each	7	2	\$ 750	\$ 1,500	1
Kiddie Resurface/Tile	1	Allowance	8	6	\$ 3,000	\$ 3,000	1
Kiddie Filter	1	Each	10	8	\$ 1,100	\$ 1,100	1
Kiddie Pump/Motor	1	Each	7	1	\$ 750	\$ 750	1
Kool Deck	4250	SF	12	11	\$ 6.00	\$ 25,500	1
Pool Furnishings	1	Allowance	6	1	\$ 4,000	\$ 4,000	1
Pool Equipment Room	1	Allowance	15	1	\$ 2,500	\$ 2,500	1
						\$ 64,150	
Landscaping							
Irrigation System Upgrade	1	Allowance	12	3	\$ 5,000	\$ 5,000	1
Rock Replacement	1	Allowance	3	0	\$ 7,500	\$ 7,500	1
Tree Trimming	1	Allowance	3	2	\$ 16,000	\$ 16,000	1
Tree Trimming							Included in Operating Budget 3
						\$ 28,500	
Lighting							
Street Lights	25	Each	25	22	\$ 600	\$ 15,000	1
Street Lights	14	Each	25	2	\$ 600	\$ 8,400	1
						\$ 23,400	
Miscellaneous							
Street Signage	1	Allowance	20	3	\$ 3,000	\$ 3,000	1
Tennis Reseal	1	Allowance	6	2	\$ 6,000	\$ 6,000	1
Unit Roofing							Individual Owner Responsibility
						\$ 9,000	
Contingency							
5%							1

TOTALS

\$ 576,321