

REPORT PREPARER'S QUALIFICATIONS

Douglas D. Taylor, CAI-RS, PRA

President, Nevada Reserve Studies, Inc.

BACKGROUND

Mr. Taylor created, owned and operated an association management company in Las Vegas for nearly fifteen (15) years. In 1999, his company managed an inventory of more than fifty (50) community associations. Mr. Taylor created Nevada Reserve Studies, Inc. November 1999.

His experience as the primary portfolio managing agent for these community associations, for well over a decade, has given him a background of extensive hands-on practical experience and knowledge in this field from problem resolution to financial analysis to technical on-site observations and maintenance requirements. Further, he was a licensed realtor with the Nevada Real Estate Division and was a member of The Greater Las Vegas Board of Realtors, working in residential home sales and leasing. This background and experience as well as having prepared more than 2,100 reserve studies to date and his registration with NRED, well qualifies him to be a preparer of reserve studies in accordance with all statutory requirements as detailed in NRS 116.31152, and NAC 116.450, which lists the reserve study preparer's required qualifications.

MEDIA & SEMINAR PRESENTATIONS

He has appeared twice as a guest expert on reserve studies for the television program "Homeowner Talk" which is broadcast weekly throughout Nevada. He has also prepared and presented a number of reserve study course segments for various seminars entitled "Understanding Your Reserve Study" and "Developer Transitions and Reserve Studies", and most recently, "Demystifying Reserve Studies".

CURRENTLY

Mr. Taylor is currently the President of Nevada Reserve Studies, Inc. offers reserve study consulting and preparation, servicing clients throughout Nevada. His client base consists of homeowner associations, management firms, commercial development firms, smaller development firms and individual developers. He currently specializes in master plan communities, individual communities, low-rise condominium developments as well as commercial condominium configurations. He offers several types of studies, full reserve studies, on-site review and updates & financial only review & updates. Mr. Taylor is also qualified to provide expert witness services from time to time when requested.

PROFESSIONAL DESIGNATIONS/AFFILIATIONS

Mr. Taylor strives to improve and refine the studies he prepares for his clients. He continually works to stay abreast of all new State requirements, articles, reporting techniques and formats and component replacement costs. He is a member of the *Community Association Institute (CAI)*, and endorses their established compilation of what they call "Best Practices" for reserve studies preparers nationwide. He is also a Certified Professional Reserve Analyst (PRA) with the Association of Professional Reserve Analysts (APRA).

Mr. Taylor has earned the following National Professional Designations of Reserve Specialist:

(RS) National Certificate #95 from CAI, *Community Association Institute (Certification since 2003)*

(PRA) Certificate #1314 from APRA, *Association of Professional Reserve Analysts (Certification since 2005)*

(NRED) Certificate #RSS.17 *Nevada Real Estate Division Reserve Study Preparer Permit Expires 12/2018*

Nevada Reserve Studies, Inc. is a member of the following Organizations:

(CAI) *Community Association Institute*

(APRA) *Association of Professional Reserve Analysts*

(12 Years Original Depreciation)		ESTIMATED	ESTIMATED	CURRENT	PRORATED %	ANNUAL	2018 IDEAL		COST	
#	COMMON ELEMENT COMPONENTS	USEFUL LIFE	REMAINING	REPLACEMENT	REPLACEMENT	RESERVE	YEAR END	Approximate Quantity	\$ Unit Cost	SOURCE
		(YEARS)	(YEARS)	COST	COST	REQUIREMENT	FUNDING GOAL			CODE
1	Asphalt Overlay, 1.5" with raised UAC (as needed)	30	18	105,844.00	100%	3,528.13	42,337.60	84,675 sq.ft.	1.25 sq.ft.	A
2	Asphalt Seal Coat/Crack Fill	5	1	9,314.00	100%	1,862.80	7,451.20	84,675 sq.ft.	.11 sq.ft.	A
3	Asphalt, patching/repairs	5	1	2,540.00	100%	508.00	2,032.00	84,675 sq.ft.	.03 sq.ft.	A
4	Concrete "L" Curbing & Swales, repair/replace	10	8	9,722.00	20%	972.20	1,944.40	5,719 sq.ft.	8.50 sq.ft.	A
5	Perimeter Landscape & Irrigation, renovation	7	5	5,226.00	25%	746.57	1,493.14	7,466 sq.ft.	2.80 sq.ft.	A
6	Park Landscape & Irrigation, renovation	7	6	16,771.00	25%	2,395.86	2,395.86	23,958 sq.ft.	2.80 sq.ft.	A
7	Park Furnishings, Tables, BBQs & Receptacles, repair/replace	15	6	3,800.00	100%	253.33	2,280.00	3 ea. Tables, BBQs & Receptacles	3,800.00 set	A
8	Basketball Backboard, repair/replace	0	0	0.00	0%	0.00	0.00	1 set Backboard & Rim (Removed)	0	A
9	Concrete Basketball Court, repair/replace	10	8	2,192.00	20%	219.20	438.40	3,132 sq.ft.	3.50 sq.ft.	A
10	Perimeter Picket Fencing & Crash Gate, repair/replace	30	18	3,285.00	100%	109.50	1,314.00	1 ea. Exit gate (20 LF.) & Fencing (53 LF)	45.00 LF	A
11	Perimeter Picket Fencing & Crash Gate, paint	5	0	438.00	100%	87.60	438.00	73 LF gate & Fencing	6.00 LF	A
12	Concrete Drainage & Flatwork, repair/replace	10	8	1,589.00	20%	158.90	317.80	2,270 sq.ft.	3.50 sq.ft.	A
13	Private Street Signs, repair/replace	18	6	3,965.00	100%	220.28	2,643.33	13 ea. Street Signs	305.00 ea.	A
14	Full 5 Year Reserve Study, field survey & report	5	0	695.00	100%	139.00	695.00	1 ea. Reserve Study & Field Survey	695.00 ea.	A
COMPONENTS ADDED TO 2018 STUDY										
15	Park Metal Structure, repair/replace	30	28	5,000.00	100%	166.67	333.33	Picnic Area Structure	5,000.00 ea.	D
16	Park Metal Structure, paint	10	8	1,000.00	100%	100.00	200.00	Picnic Area Structure	1,000.00 ea.	D
17	Pet Sanitation Bag Dispensers, repair/replace	15	11	1,900.00	100%	126.67	506.67	4 ea. Bag Dispensers	475.00 ea.	A
				173,281.00			11,594.71			66,820.73