

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
Crossroads I HOA

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Roofing							
Tile Underlayment & Repairs	69888	SF	35	10	\$ 3.45	\$ 241,114	1
Composite Shingles	5000	SF	25	2	\$ 4.00	\$ 20,000	1
Flat Roofing	8	Bldg	20	19	\$ 17,785	\$ 142,280	1
Flat Roofing	1	Bldg	20	13	\$ 17,785	\$ 17,785	1
Flat Roofing	7	Bldg	20	0	\$ 17,785	\$ 124,495	1
Carports	1125	LF	30	7	\$ 57.50	\$ 64,688	1
						\$ 610,361	
Painting							
Building Exterior	128	Each	10	3	\$ 805	\$ 103,040	1
Carports	1125	LF	10	0	\$ 14	\$ 15,525	1
Metal Rail/Fence	1	Allowance	5	0	\$ 2,875.00	\$ 2,875	1
						\$ 121,440	
Asphalt							
Slurry Seal & Repair	119418	SF	4	2	\$ 0.20	\$ 23,346	1
Overlay & Replace	25454	SF	25	23	\$ 2.53	\$ 64,399	1
Overlay & Replace	29854	SF	25	19	\$ 2.53	\$ 75,531	1
Overlay & Replace	29854	SF	25	2	\$ 2.53	\$ 75,531	1
Overlay & Replace	33984	SF	25	4	\$ 2.53	\$ 85,980	1
Concrete Repairs	1	Allowance	10	5	\$ 6,900	\$ 6,900	1
						\$ 331,686	
Fencing/Rails							
Tennis Chain Link	360	LF	30	7	\$ 28.75	\$ 10,350	1
Metal Pool Fencing	225	LF	25	2	\$ 46.00	\$ 10,350	1
Metal above Block South	1	Allowance	25	17	\$ 11,500	\$ 11,500	1
West Crash Gate Upgrade	1	Each	20	0	\$ 11,500	\$ 11,500	1
Block Wall Repairs	1	Allowance	15	1	\$ 3,450	\$ 3,450	1
Trash Gates	10	Each	15	1	\$ 2,300	\$ 23,000	1
						\$ 70,150	
Pool & Spa Area							
Pool Resurface/Tile	1	Allowance	12	3	\$ 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
Kool Deck	3328	SF	12	0	\$ 6.90	\$ 22,963	1
Restroom/Shower	1	Allowance	25	1	\$ 8,050	\$ 8,050	1
						\$ 42,341	
Landscaping							
Irrigation System Upgrade	1	Allowance	12	3	\$ 5,750	\$ 5,750	1
Landscape/Rock Replace	1	Allowance	8	7	\$ 11,500	\$ 11,500	1
						\$ 17,250	
Lighting							
Globe Lights	14	Each	20	19	\$ 403	\$ 5,635	1
Globe Lights	53	Each	20	2	\$ 403	\$ 21,333	1
Parking Lights	21	Each	20	10	\$ 92	\$ 1,932	1
Tennis Lights	3	Each	25	2	\$ 1,265	\$ 3,795	1
						\$ 32,695	
Miscellaneous							
Mailboxes							
Fire Hydrants	4	Each	25	4	\$ 4,025	\$ 16,100	6
Tennis Upgrade	1	Allowance	8	1	\$ 11,500	\$ 11,500	1
						\$ 27,600	
Contingency							
5%							1
TOTALS						\$ 1,253,522	

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