

## 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](http://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 III HOA

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
<b>Roofing</b>							
Tile Underlayment & Repairs	144000	SF	30	15	\$ 4.00	\$ 576,000	1
Flat Roof Recoat	70000	SF	10	2	\$ 2.20	\$ 154,000	1
Flat Roof Recoat	70000	SF	10	4	\$ 2.20	\$ 154,000	1
Flat Roof Replace	140000	SF	30	12	\$ 6.00	\$ 840,000	1
Carport Replacements (25%)	1500	LF	6	6	\$ 85.00	\$ 31,875	1
						\$ 1,755,875	
<b>Painting</b>							
Stucco	168	Each	12	7	\$ 750	\$ 126,000	1
Wood Trim Paint/Repair			Included in Operating Budget				3
Block Walls			Included in Operating Budget				3
Carports			Included in Operating Budget				3
						\$ 126,000	
<b>Asphalt</b>							
Slurry Seal & Repair	187000	SF	4	1	\$ 0.18	\$ 33,660	1
Overlay & Replace	187000	SF	25	5	\$ 1.80	\$ 336,600	1
Concrete Repairs	1	Allowance	10	5	\$ 15,000	\$ 15,000	1
						\$ 385,260	
<b>Fencing/Rails</b>							
Metal Pool Fence	180	LF	30	10	\$ 50.00	\$ 9,000	1
Tennis Chain Link	360	LF	30	16	\$ 30.00	\$ 10,800	1
Trash Enclosure Repairs	1	Allowance	15	2	\$ 2,000	\$ 2,000	1
Block Wall Repairs	1	Allowance	6	3	\$ 4,000	\$ 4,000	1
						\$ 25,800	
<b>Clubhouse</b>							
Interior Upgrades	1	Allowance	10	7	\$ 3,000	\$ 3,000	1
HVAC	1	LF	15	2	\$ 8,000	\$ 8,000	1
Kitchen/Restroom Remodel	1	Allowance	25	7	\$ 10,000	\$ 10,000	1
						\$ 21,000	
<b>Pool Area</b>							
Pool Resurface/Tile	1	Allowance	12	10	\$ 8,000	\$ 8,000	1
Pool Pump/Motor	1	Each	7	1	\$ 1,200	\$ 1,200	1
Deck Recoat	1	Allowance	10	8	\$ 10,000	\$ 10,000	1
						\$ 19,200	
<b>Landscaping</b>							
Irrigation System Repairs			Included in Operating Budget				3
Irrigation Replacements	1	Allowance	12	4	\$ 7,500	\$ 7,500	3
Landscape Replacements	1	Allowance	10	6	\$ 10,000	\$ 10,000	3
Tree Trimming			Included in Operating Budget				3
						\$ 17,500	
<b>Lighting</b>							
Repairs & Replacements	1	Allowance	20	18	\$ 15,000	\$ 15,000	1
						\$ 15,000	
<b>Miscellaneous</b>							
Lighting			Included in Operating Budget				3
Tennis Resurface	1	Each	7	2	\$ 3,500	\$ 3,500	1
Signage	1	Allowance	20	10	\$ 6,000	\$ 6,000	1
						\$ 9,500	
<b>Contingency</b>							
5%							1

**TOTALS** \$ 2,375,135

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