

REPORT PREPARER'S QUALIFICATIONS
Douglas D. Taylor, CAI-RS, PRA, RSS-#017

President, Nevada Reserve Studies, Inc.
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BACKGROUND

Mr. Taylor has been offering professional HOA management services since 1986. He founded, owned and operated Taylor Association Management Inc. in Las Vegas, Nevada. By year 1999, his portfolio HOA management company grew to have an inventory of more than fifty community associations. In 1999, he founded Nevada Reserve Studies, Inc. to specialize in reserves study services.

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 held a Nevada Real Division Sales Persons' licensed and was a member of The Realtor of Nevada, serving the Las Vegas area performing residential home sales and leasing. This extensive background and years of experience as well as having prepared more than 2,350 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 preparers required qualifications.

MEDIA & SEMINAR PRESENTATIONS

He has appeared twice as a guest expert on reserve studies for the locally produced television program "Homeowner Talk", hosted by John Leach, attorney, which 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", sponsored by Leach, Johnson, Song & Gruchow and "Developer Transitions, Sponsored by Burdman Law Group, LLP and Reserve Studies", and most recently, "Demystifying Reserve Studies", Sponsored by Taylor Association Management, Inc..

CURRENTLY

Mr. Taylor is currently the President of Nevada Reserve Studies, Inc. performing reserve study consulting and preparation, servicing clients throughout Southern and Northern 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 also provides 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, 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 Certified and a 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) from APRA, *Association of Professional Reserve Analysts (Certification since 2005)*
(NRED) Nevada Real Estate Division Reserve Study Preparer Registration #RSS.017 (2008)

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

(CAI) *Community Association Institute*
(BBB) *Better Business Bureau A+ Accredited Business*
(APRA) *Association of Professional Reserve Analysts*

(27 Years Original Depreciation)		ESTIMATED	ESTIMATED	CURRENT	PRORATED %	ANNUAL	2021 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
SWIMMING POOL & LANDSCAPE FACILITIES										
1	Park Area Landscape & Irrigation, renovation	10	6	33,422.00	25%	3,342.20	13,368.80	35,650 sq.ft. (40 yr. UL Prorate)	3.75 sq.ft.	A
2	Front Yard Landscape & Irrigation, repair	25	21	16,650.00	25%	666.00	2,664.00	66,600 sq.ft. (40 yr. UL Prorate)	1.00 sq.ft.	A
3	Swimming Pool Interior Surface & Tile, replace	15	1	5,400.00	100%	360.00	5,040.00	450 sq.ft.	12.00 sq.ft.	A
4	Pool Motor & Pump, replace	6	2	1,850.00	100%	308.33	1,233.33	1 ea. 2hp motor w/pump w/Required Safety Equipment	1,850.00 ea.	A
5	Pool Filter Unit, replace	10	2	1,850.00	100%	185.00	1,480.00	1 ea. D/E Canister	1,850.00 ea.	A
6	Pool Area Kool Decking Surface, resurface	12	1	13,334.00	100%	1,111.17	12,222.83	2,319 sq.ft.	5.75 sq.ft.	A
7	Pool Area Fencing, Iron Picket, replace	30	7	16,705.00	100%	556.83	12,807.17	257 LF, w/cc cap	65.00 LF	A
8	Pool Area Fencing, Iron Picket, paint	5	3	2,435.00	100%	487.00	974.00	257 LF, w/cc cap	2,435.00 set	D
9	Pool Area Bath House, exterior paint	10	2	1,040.00	100%	104.00	832.00	104 LWF	10.00 LWF	A
10	Pool Area Bath House, Roof Tile Underlayment, replace	30	3	1,884.00	100%	62.80	1,695.60	739 sq.ft.	2.55 sq.ft.	A
11	Pool Area Bath House, Interior, renovation	20	6	3,000.00	100%	150.00	2,100.00	2 ea. Restrooms	1,500.00 ea.	A
12	Pool Area Building Light Fixtures, repair/replace	15	12	785.00	100%	52.33	157.00	Various Light Fixtures	785.00 set	D
13	Drinking Fountain, replace	14	2	175.00	100%	12.50	150.00	1 ea., Non Refrigerated Fountain	175.00 ea.	A
14	Pool Area Pavers, repair/replace	20	12	1,880.00	100%	94.00	752.00	235 sq.ft.	8.00 sq.ft.	A
15	Pool Area Pavers Sand, repair	3	2	136.00	100%	45.33	45.33	235 sq.ft.	.58 sq.ft.	A
16	Concrete Walkways, park area, repair/replace	10	6	4,236.00	20%	423.60	1,694.40	2,492 sq.ft. (50 yr. UL Prorate)	8.50 sq.ft.	A
17	Park Area Block Wall, Exterior Surface, cosmetic repair only	6	2	323.00	100%	53.83	215.33	215 LF	1.50 LF	A
18	Perimeter Block Walls & Front Yard Walls, repair/replace	0	0	0.00	0%	0.00	0.00	Not Funded per Legal Opinion	0	A
19	Park Furnishings, repair/replace	18	6	1,950.00	100%	108.33	1,300.00	3 ea. Various Trash Receptacles	650.00 set	A
20	Monument Sign, repair/paint	25	10	2,000.00	100%	80.00	1,200.00	1 ea. 30' x 8' Pier, paint w/ lettering	2,000.00 ea.	A
21	Circuit Breaker Boxes, repair/replace	30	5	9,750.00	100%	325.00	8,125.00	5 ea. Post & 1 ea. Wall Breaker Boxes	9,750.00 set	A
22	Back Flow Preventers, repair/replace	20	15	15,925.00	100%	796.25	3,981.25	7 ea. Back Flow Preventer	2,275.00 ea.	D

(27 Years Original Depreciation)		ESTIMATED	ESTIMATED	CURRENT	PRORATED %	ANNUAL	2021 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
23	Underground Plumbing, Park Area Common Area Only	10	2	2,250.00	25%	225.00	1,800.00	Estimate Only 180 LF R&R	50.00 LF	A
24	Full 5 Year Reserve Study, field survey & report	5	0	999.00	100%	199.80	999.00	1 ea. Reserve Study & Field Survey	999.00 ea.	A
COMPONENTS ADDED TO 2021 STUDY										
25	Property Shut Off Valves, repair/replace	20	18	4,683.00	100%	234.15	468.30	3/4" Shut Off at Main & Pool	4,683.00 set	D
26	Pool Bath House Water Heater, repair/replace	10	5	1,050.00	100%	105.00	525.00	1 ea. Gas Water Heater	1,050.00 ea.	A
TOTAL COMPONENT REPLACEMENT COST				143,712.00						
TOTAL ANNUAL RESERVE REQUIREMENT						10,088.47				
TOTAL PROJECTED 2021 FULL FUNDING GOAL							75,830.35			