

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

President, Nevada Reserve Studies, Inc.  
3870 East Flamingo Road, Ste A-2, Las Vegas,, Nevada 89121  
702 432-5587 dtaylor@nevadastudies.com

**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 2,400 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*

Mountainside  
HOA

Component Inventory and  
Estimated Use Life  
REVISED 8/25/2022

Full 5 Year Reserve Study  
FY Ending 2022  
417 Units

<i>(26 Years Original Depreciation)</i>		ESTIMATED	ESTIMATED	CURRENT	PRORATED %	ANNUAL	2022 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	Perimeter Landscaping & Irrigation, renovation	10	6	46,216.00	25%	4,621.60	18,486.40	ong Racetrack & Newport, 32,150 sq.ft. (40 yr UL Prorate)	5.75 sq.ft.	A
2	Perimeter Block Wall, graffiti removal	3	2	2,177.00	50%	725.67	725.67	8,706 LF, 4 sides & along City Park	.50 LF	A
3	Retaining Wall, repair/replace	10	8	2,601.00	17%	260.10	520.20	Racetrack & Newport, 180 LF	85.00 LF	A
4	Interior Gravel Landscape Ground Cover, renovation	0	0	0.00	0%	-	-	7,180 sq.ft. sq.ft., Gavel only (40 yr UL Prorate)	N/A	A
5	Interior Concrete & Asphalt Sidewalks, repair	0	0	0.00	0%	-	-	2,440 sq.ft. COH Maintained	N/A	A
6	Interior Concrete & Asphalt Sidewalks, replace	0	0	0.00	0%	-	-	2,440 sq.ft. COH Maintained	N/A	A
7	Interior Walkway Walls, Cinder-Block, repair	0	0	0.00	0%	-	-	1,198 LF Unit Owner Responsibility	5.00 LF	A
8	Metal Wall Signage, repair/replace	30	26	9,000.00	100%	300.00	1,200.00	3 ea. Metal Outlined Sign	3,000.00 ea.	A
9	Ceramic Tile Signage, repair/replace	0	0	0.00	0%	-	-	Replaced with Metal Signage (above)	N/A	A
10	Pet Sanitation Bag Dispensers, repair/replace	0	0	0.00	0%	-	-	2 ea. Pet Bag Dispensers COH Maintained	0.00	A
11	Circuit Breaker Boxes, repair/replace	30	4	1,700.00	100%	56.67	1,473.33	2 ea. Wall Breaker Boxes	850.00 ea.	A
12	Full 5 Year Reserve Study, field survey & report	5	0	695.00	100%	139.00	695.00	1 ea. Reserve Study & Field Survey PDF Only	695.00 ea.	A
<b>COMPONENT ADDED TO 2022 STUDY</b>										
13	Landscape Back Flow Preventer, repair/replace	20	5	950.00	100%	47.50	712.50	1 ea. Back Flow	950.00 ea.	A
				<b>63,339.00</b>		<b>6,150.53</b>	<b>23,813.10</b>			