

## 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

Spring Oaks II HOA

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
<b>Roofing</b>							
Flat Roofs	5	Each	20	0	\$ 24,000	\$ 120,000	1
Flat Roofs	5	Each	20	1	\$ 24,000	\$ 120,000	1
Flat Roofs	5	Each	20	2	\$ 24,000	\$ 120,000	1
Flat Roofs	8	Each	20	5	\$ 24,000	\$ 192,000	1
Flat Roofs	8	Each	20	10	\$ 24,000	\$ 192,000	1
Flat Roofs	8	Each	20	15	\$ 24,000	\$ 192,000	1
Pitched Roof - Tile - Replace	15000	SF	30	10	\$ 7.00	\$ 105,000	1
Carport Roofs	1	Allowance	6	2	\$ 4,000.00	\$ 4,000	1
Awnings (25%)	312	Each	2	1	\$ 400.00	\$ 31,200	1
						\$ 1,076,200	
<b>Painting</b>							
Stucco	312	Each	12	10	\$ 550	\$ 171,600	1
Wood & Metal Surfaces	312	Each	6	4	\$ 250	\$ 78,000	1
						\$ 249,600	
<b>Asphalt</b>							
Slurry Seal, Stripe & Repair	270000	SF	4	0	\$ 0.18	\$ 48,600	1
Overlay & Replace	270000	SF	25	4	\$ 1.80	\$ 486,000	1
Concrete Repairs	1	Allowance	10	5	\$ 10,000	\$ 10,000	1
						\$ 544,600	
<b>Fencing/Rails</b>							
Metal Fencing Replacements (25%)	3300	LF	10	3	\$ 35.00	\$ 28,875	1
Wall Repairs	1	Allowance	10	3	\$ 4,000.00	\$ 4,000	1
Vehicle Gate Operators	1	Each	15	13	\$ 3,500	\$ 3,500	1
Vehicle Gate Operators	1	Each	15	2	\$ 3,500	\$ 3,500	1
Vehicle Gate Operator RV	1	Each	15	12	\$ 3,500	\$ 3,500	1
Trash Enclosures	12	Each	15	3	\$ 1,000.00	\$ 12,000	1
						\$ 55,375	
<b>Pool &amp; Spa Area</b>							
Pool Resurface/Tile	1	Allowance	12	11	\$ 11,000	\$ 11,000	1
Pool Heater	1	Each	10	1	\$ 4,000	\$ 4,000	1
Spa Resurface/Tile	2	Each	8	3	\$ 3,500	\$ 7,000	1
Spa Heater	1	Each	10	0	\$ 3,300	\$ 3,300	1
Pool Furnishings	1	Allowance	8	0	\$ 10,000	\$ 10,000	1
Kool Deck	1	Allowance	10	0	\$ 15,000	\$ 15,000	1
						\$ 50,300	
<b>Clubhouse</b>							
HVAC	1	Allowance	16	2	\$ 12,000	\$ 12,000	1
Restrooms	1	Allowance	20	2	\$ 10,000	\$ 10,000	1
Clubhouse Remodel	1	Allowance	20	2	\$ 20,000	\$ 20,000	1
Clubhouse Furnishings	1	Allowance	10	1	\$ 5,000	\$ 5,000	1
Roofing	1	Allowance	15	2	\$ 10,000	\$ 10,000	1
						\$ 57,000	
<b>Landscaping</b>							
Irrigation/Landscape	1	Allowance	4	2	\$ 20,000	\$ 20,000	1
Palm Trimming	1	Allowance	1	0	\$ 4,000	\$ 4,000	1
						\$ 24,000	
<b>Lighting</b>							
Repairs & Replacements	1	Allowance	20	15	\$ 60,000	\$ 60,000	1
Tennis Lights	4	Each	25	2	\$ 1,100	\$ 4,400	1
						\$ 64,400	
<b>Miscellaneous</b>							
Entry Intercom	1	Each	12	9	\$ 5,000	\$ 5,000	1
Entry Monuments	1	Allowance	20	2	\$ 6,000	\$ 6,000	1
Stairway Repairs	1	Allowance	10	2	\$ 20,000	\$ 20,000	1
Signage	1	Allowance	20	15	\$ 10,000	\$ 10,000	1
Tennis Resurface	1	Each	7	0	\$ 5,000	\$ 5,000	1
Tennis Windscreen	1	Allowance	7	0	\$ 3,000	\$ 3,000	1
Laundry Rooms	1	Allowance	16	12	\$ 5,000	\$ 5,000	1
Security System	1	Allowance	9	6	\$ 15,000	\$ 15,000	1
Grills	2	Each	7	1	\$ 1,500	\$ 3,000	1
						\$ 72,000	

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Contingency							
5%							1

**TOTALS**

**\$ 2,193,475**

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