

## 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 Terrace HOA

<b>Category Component</b>	<b>Approx. Quantity</b>	<b>Unit of Measure</b>	<b>Useful Life</b>	<b>Remaining Life</b>	<b>Unit Cost</b>	<b>Total Cost</b>	<b>Cost Source</b>
<b>Roofing</b>							
Carport Metal 10%	43000	SF	6	0	\$ 2.00	\$ 8,600	1
Shingle Roofs	1	Bldg	20	14	\$ 15,000	\$ 15,000	1
Shingle Roofs	2	Bldg	20	12	\$ 15,000	\$ 30,000	1
Shingle Roofs	11	Bldg	20	0	\$ 15,000	\$ 165,000	1
Shingle Roofs	11	Bldg	20	1	\$ 15,000	\$ 165,000	1
						\$ 383,600	
<b>Painting</b>							
Stucco	132	Each	12	6	\$ 700	\$ 92,400	1
Wood Trim & Metal	132	Each	5	0	\$ 275	\$ 36,300	1
						\$ 128,700	
<b>Asphalt</b>							
Slurry Seal & Repair	121000	SF	4	0	\$ 0.17	\$ 20,570	1
Overlay & Replace	121000	SF	25	2	\$ 1.65	\$ 199,650	1
Concrete Repairs	1	Allowance	10	2	\$ 8,000	\$ 8,000	1
						\$ 228,220	
<b>Fencing/Rails</b>							
Chain Link with Barbed Wire	600	LF	30	5	\$ 35.00	\$ 21,000	1
Metal Rail Repairs	1	Allowance	10	1	\$ 1,500	\$ 1,500	1
Crash Gate	1	Each	30	7	\$ 2,500	\$ 2,500	1
Block Wall Repairs	1	Allowance	8	2	\$ 3,000	\$ 3,000	1
Dumpster Wall Repairs	1	Allowance	6	2	\$ 3,000	\$ 3,000	1
						\$ 31,000	
<b>Pool &amp; Spa Area</b>							
Pool Area			No Longer in Use				1
						\$ -	
<b>Landscaping</b>							
Landscape/Irrigation	1	Allowance	6	2	\$ 5,000	\$ 5,000	1
Tree Trimming			Included in Operating Budget				3
						\$ 5,000	
<b>Lighting</b>							
Repairs & Replacements	1	Allowance	15	1	\$ 4,000	\$ 4,000	1
Street Lights	12	Each	25	5	\$ 800	\$ 9,600	1
						\$ 13,600	
<b>Miscellaneous</b>							
Mailboxes	132	Each	25	2	\$ 110	\$ 14,520	1
Termite Treatment	1	Allowance	5	3	\$ 5,000	\$ 5,000	1
Entry Monument	1	Allowance	20	10	\$ 2,500	\$ 2,500	1
						\$ 22,020	
<b>Contingency</b>							
5%							1

**TOTALS** \$ 812,140

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