

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 2,200 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*

<i>(1 Years Original Depreciation)</i>		ESTIMATED	ESTIMATED	CURRENT	PRORATED %	ANNUAL	2019 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	Asphalt Overlay, 1.5" with raised UAC (as needed)	25	24	58,525.00	100%	2,341.00	2,341.00	43,352 sq.ft.	1.35 sq.ft.	A
2	Asphalt Seal Coat/Crack Fill	5	4	4,769.00	100%	953.80	953.80	43,352 sq.ft.	.11 sq.ft.	A
3	Asphalt, patching/repairs	5	4	1,301.00	100%	260.20	260.20	43,352 sq.ft.	.03 sq.ft.	A
4	Driveway Paver Blocks, repair/replace	30	29	283,038.00	100%	9,434.60	9,434.60	Keyhole Driveways 40,434 sq.ft.	7.00 sq.ft	A
5	Curb & Gutter, repair/replace	10	10	5,559.00	20%	555.90	0.00	3,270 LF (50 yr UL prorate)	8.50 LF	A
6	Curbing, paint	5	4	5,282.00	100%	1,056.40	1,056.40	3,018 LF	1.75 LF	A
7	Building Stucco Exterior, paint/repair	12	11	115,800.00	100%	9,650.00	9,650.00	9,650 LWF	12.00 LWF	A
8	Wooden Fence Exterior, paint	6	5	2,520.00	100%	420.00	420.00	252 LF Wooden Fencing	10.00 LF	A
9	Building Roofing Tile, replace Not Funded per Mgmt	0	0	0.00	0%	0.00	0.00	Not Funded Per Mgmt 128,456 sq.ft.	0	D
10	Landscape & Irrigation, renovation	10	10	20,131.00	25%	2,013.10	0.00	24,776 sq.ft. (40 yr UL prorate)	3.25 sq.ft.	A
11	Perimeter Wall Block w/Iron Cap (North & South)	30	29	96,450.00	100%	3,215.00	3,215.00	1,286 LF	75.00 LF	A
12	Monument Signage, repair/replace	30	29	3,000.00	100%	100.00	100.00	1 ea. Metal Lettered Sign	3,000.00 ea.	A
13	Full 5 Year Reserve Study, field survey & report	5	0	795.00	100%	159.00	795.00	1 ea. Reserve Study & Field Survey	795.00 ea.	A
COMPONENTS ADDED TO 2019 STUDY										
14	Private Street Lights, repair/replace	18	17	0.00	0%	-	-	ea. LED Lighting Fixtures (City to maintain per Mgmt)	0.00	D
15	Cluster Mail Boxes, repair/replace	15	14	10,260.00	100%	684.00	684.00	76 ea. Mail & Parcel Boxes	135.00 ea.	A
16	Circuit Breaker Box, repair/replace	30	29	750.00	100%	25.00	25.00	1 ea. Breaker Box	750.00 ea.	A
17	Back Flow Preventers, repair/replace	20	19	1,500.00	100%	75.00	75.00	2 ea. Back Flows	750.00 ea.	A
18	Artificial Turf, repair/ R&R	10	9	6,400.00	100%	640.00	640.00	320 sq.ft.	20.00 sq.ft.	A
19	Concrete Drain, repair/replace	10	10	234.00	20%	23.40	-	2,905 sq.ft. (50 yr UL prorate)	3.50 sq.ft.	A
20	Metal Fence At Drain, repair/replace	30	30	1,625.00	100%	54.17	-	25 LF	65.00 LF	A
21	Retaining Block Walls, repair/replace	10	10	8,331.00	17%	833.10	-	1,089 LF (60 yr UL prorate)	45.00 LF	A
22	Concrete Block Wall, repair/replace (East & West)	10	10	8,874.00	17%	887.40	-	870 LF Madrone & Yucca Sts. (60 yr UL prorate)	60.00 LF	A
23	Directional/Information Signage, repair/replace	18	17	1,530.00	100%	85.00	85.00	18 ea. Various Signage	85.00 ea.	A
				636,674.00						
						33,466.07				
							29,735.00			