



INFORMATIONAL BOOKLET



MICHAEL
CALLAHAN
& ASSOCIATES

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OUR COMPANY

Michael Callahan & Associates, LLC. (MCA) is a recognized authority on reserve budgeting. Our company sets the industry standard for excellence in service and enables our clients to meet their long-range fiscal planning goals by providing the most accurate and comprehensive reserve analyses.

MCA has completed thousands of reserve analyses for homeowner associations, commercial property associations, government agencies, churches, historical societies (landmarks), and privately owned properties throughout the United States.

MCA is the sound choice for associations because of our vast experience, attention to detail and unsurpassed report format. MCA's reserve study software is designed specifically for the analysis of associations and vacation ownership resort reserve funds.



MICHAEL CALLAHAN, RS

Michael Callahan is the founder and Principal of MCA. With over 20 years experience preparing Reserve Studies and Condition Surveys, he has become one of the top experts in the Northeast area. In addition to his work experience, Mr. Callahan holds the only industry recognized CAI Reserve Specialist (RS) certification.

Mr. Callahan has worked around the country consulting and preparing Reserve Studies. His client base ranges from small Condominium Associations to large Master Associations. Mr. Callahan works with PUD's, HOA's, COA's, Commercial Parks, and Business Office Parks. Building sizes range from single story to forty story high-rise buildings and the building styles range from modern day townhouses to century old historical landmarks.

Engineering (BS)

Construction Management.

CAI Certified Reserve Specialist (RS)

Member CAI New England



JD MOTT

JD Mott came onboard with MCA as a construction consultant in 2007. Mr. Mott has worked in the construction business for over 30 years and he has extensive experience with building construction, cost estimating, building design, problem detection/solving, and Clerk of the Works services.

Mr. Mott's education and hands-on experience is a valuable asset and allows him to tackle the most difficult issues in construction.

JD specializes in Transition/Condition Surveys & Clerk of the Works services with MCA.



KATE J CALLAHAN

For almost two decades, Kate Callahan has been helping small businesses thrive. Ms. Callahan is a certified *QuickBooks ProAdvisor* and truly enjoys helping organizations run more efficiently and smoothly.

Having worked in a variety of industries from small sole proprietors of all types; to multi-million dollar financial firms and medical practices, Ms. Callahan is fluent in both *QuickBooks Desktop* and *QuickBooks Online* and has a strong Excel skillset.

Her comprehensive background means she is well versed in many industry specific softwares and other critical accounting topics as well.

Accounting & Business (BS)
QuickBooks ProAdvisor



OUR CLIENTS: HI-RISE & MID-RISE

Pierce Boston

Pierce Boston is the city's premier apartment and condo building, providing luxury living in a culturally rich neighborhood for owners and renters alike.

Atelier 505

Completed in 2005, Atelier 505 is the South End's most desirable full-service building

The Quinn

A collection of fine condominium homes in South Boston.

Nouvelle at the Natick Collection

Nouvelle is located in Natick MA and completed in 2008 and features 215 state of the art condominiums

Vendome

Originally a hotel built in 1872, now a luxury condominium on Commonwealth Ave, Boston.



OUR CLIENTS: TOWNHOUSES

Union Wharf

Union Wharf Historical luxury condos on the water in Boston's North End.

Mill Pond Village

Mill Pond Village 120 townhomes nestled on the shores of Stevens Pond in North Andover, MA

Wethersfield Common Condominiums

65 acres, 101 buildings, 493 units, over 800 residents, located in Warwick, RI

Long Hill Farm Association

Long Hill Farm Association 150 homes, mostly freestanding with some duplex units, located in Guilford, CT



OUR CLIENTS: VACATION

The Resort at Goose Rocks

Cottage condominiums and rentals near Goose Rocks Beach in Kennebunkport, ME

Gaitlinburg Town Square

Vacation Condominium located in Tennessee

Mountain Meadows

Mountain Meadows is nestled in the foothills of TN above historic Pigeon Forge.

Ocean Sands Beach Club

Small oceanfront vacation condominiums near Daytona Beach, FL

Summer Bay Lakeside

Vacation condo rentals near Orlando, FL Summer Bay features a 64-acre spring-fed lake with six heated pools, a lakeside marina and a water park



OUR CLIENTS: UNIQUE PROPERTIES

Belfast CoHousing and EcoVillage

Belfast Cohousing & Ecovillage's mission is to be a model affordable, environmentally sustainable, multi-generational cohousing community that is easily accessible to Belfast, includes land reserved for agricultural use and open space, and is an innovative housing option for rural Maine.

Nubanusit Neighborhood & Farm

113 acres, 29 eco-friendly homes, CSA farm, located in Peterborough, NH

Congregation Shalom

Servicing 200 families in the Merrimack Valley Region including a religious school for 100 students.

The Woodlands and Harvest Hill

Locally owned 501©3 non-profit encompassing both Independent & Assisted living residences located on the Alice Peck Day Memorial Hospital campus.



OUR FANS

The Board of Directors of Shepard's Cove Condominium Association in Kittery, Maine decided that a reserve study should be done to insure that we had the funds available to replace or repair the critical assets of the Association. We reached out to several professionals about who we should select to do the study and Michael Callahan & Associates were among the final list of three. The board interviewed all three and we chose Michael Callahan.

We chose Michael because of his willingness to meet personally with our board of directors and his flexibility in customizing the study to meet our needs and, at the same time, to insure that the study met all the professional standards for reserve studies. The board had many conference calls with Michael to insure that the study was proceeding according to our timeframes. What impressed us most about Michael was his approach to understanding our needs and our constraints. He enthusiastically took our input and developed an outstanding reserve study that we could all embrace and sell to the association members.

Tim Noonan, Treasurer
Shepard's Cove Condominium Association
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Our property, Wethersfield Commons Condominium Association in Warwick, RI was evaluating companies to update our Reserve Study. With 101 buildings on site, this was not going to be an easy task. Several companies came out for site visits. The list was narrowed down to a company we had used in the past and Michael Callahan & Associates.

Michael was and continues to be extremely accommodating and quick to respond to any of our questions. He met with site staff several times to understand our 40+ year old property. He presented us with a variety of studies to select from.

Once Michael had completed the study he came to our Board meeting and reviewed the study with all Board members so that we fully understood the detailed information he provided us with. Our long range planning committee is using the study to guide us in budgeting for upcoming reserve and capital expenditures. Michael Callahan & Associates is a very professional and customer service oriented company that we plan to have a long term relationship with.

Robbie Babigian, President
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