



CAPITAL RESERVE STUDIES

What every community should know

The Falcon Group





What is a *Capital Reserve Study* and how can it help my community or building?

The primary purpose of a Capital Reserve Study is to offer recommendations as to the amount of money a community, building or other organization should set aside on a yearly basis for the future replacement or major refurbishment of their commonly owned elements.

The analysis and recommendations are important to help avoid possible future special assessments of individual unit owners. The analysis should take into account the site specific existing conditions and how they affect the useful life cycles of components and the realistic replacement costs based upon actual material costs and the individual item's site specific method of reconstruction.



Reserve Specialist (RS)

The RS is a designation awarded by the Community Associations Institute (CAI) to members of the reserve specialist profession who demonstrate proficiency in preparing reserve studies for communities, buildings and other organizations.

An RS is an expert in the physical and financial asset replacement planning for communities, buildings and other organizations and has successfully met all designation requirements, including:

- Preparing at least 30 Reserve Studies within the last 3 years
- Holding a Bachelor's Degree in Construction Management, Architecture or Engineering (or equivalent experience & education)
- Adhering to CAI's national standards for reserve disclosures, reporting and professional code of ethics.

Falcon will help ensure that your community association prepares its reserve budget as accurately as possible. When Falcon conducts a reserve study, we will help your community maintain its long-term financial health by providing:

- Inventory of items subject to replacement
- Estimated useful remaining lives of those items
- Estimated cost of replacement
- Funding plan designed to cover future expenditures

Falcon has 5 CAI Certified Reserve Specialists (RS) on staff. Falcon also has a Professional Reserve Analyst (PRA) designation awarded by the Association of Professional Reserve Analysts.

Why is Falcon Different?

Falcon is a full-service engineering and architecture firm with licensed engineers and architects who offer a wealth of hands-on construction, cost estimating and design experience which allows us to provide a Higher Standard of service. We have prepared over 2,000 capital reserve studies over the last 20 years.

To ensure your community is planning appropriately for future capital reserve projects, contact The Falcon Group to learn more or request a no obligation proposal.



The Falcon Group

FALCON ENGINEERING, LLC
FALCON ARCHITECTURAL SERVICES, LLC
FALCON ENERGY CONSULTANTS, LLC



info@falconengineering.com

(800) 839.7740

www.falconengineering.com