

The background of the entire page is a photograph of a modern, multi-story apartment complex. The building features a mix of dark grey, light grey, and orange-brown exterior panels. It has numerous windows and balconies with glass railings. In the foreground, there is a paved walkway and a landscaped area with green grass, small trees, and shrubs. The sky is blue with scattered white clouds.

T H E
FALCON
G R O U P
CAPITAL RESERVE SPECIALISTS

Our company proudly serves clients in

AL, AZ, CO, CT, D.C., DE, FL, GA, KY, MA, MD, MI, NJ, NV, NY, OH, PA, PR, RI, TX & VA
with 13 regional offices across the country, providing national presence with local expertise.



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





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