

2024 ANNUAL RESERVE STUDY CONFERENCE

ARP (Associated Reserve Planners) and ICBI (International Capital Budgeting Institute) are dedicated to providing the highest quality, relevant continuing education for reserve professionals.

The 2024 conference continues that tradition with six courses. Addressing the conceptual foundation of reserve studies plus several specialized topics.

REGISTER & MARK YOUR CALENDAR
Tuesday, April 23rd, 2024
from 8am to 2pm PST

WEBINAR VIA
zoom



Hosted by
ARP
Co-hosted by
ICBI





Associated Reserve Planners

2024 Annual Conference Tuesday April 23, 2024

Co-hosted by ICBI – International Capital Budgeting Institute

Location – Online Via Zoom

Conference schedule, 8:00 AM to 2:00 PM Pacific Standard Time

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| 1. Reserve Study Concepts* – Gary Porter, Facilities Advisors | 8:00 AM |
| 2. Reserve Study Cost Principles* – Gary Porter, Facilities Advisors | 9:00 AM |
| 3. Reserve Study Reports and Calculations* – Gary Porter, Facilities Advisors | 10:00 AM |
| 4. The Impact of Reserve Studies on Insurance Premiums – Tim Molony, BSC
Forensics | 11:00 AM |
| 5. Florida SIRS and Milestone Studies – EIRS Milestones | 12:00 PM |
| 6. Playground Proficiency – Rod Beber, Park Pro Playgrounds | 1:00 PM |

* = Course qualifies for required education for those seeking credential as a RRC – Registered Reserve Consultant. Those seeking credit for this course must pass a test with a minimum score of 75%. A separate testing fee of \$50 per course is required. The RRC credential requires each applicant to successfully complete 24 hours of education before applying for the credential. This is the proof of knowledge required to earn the credential.

Note that we do intend to record each of the six sessions of this conference to have available on the ARP-USA website shortly after the conference concludes.

All ICBI and ARP members are required to have 8 hours of continuing education annually in order to renew their membership. Following standard educational protocols 50 minutes is deemed to constitute one hour of continuing education due to normal “break” times between sessions.

Course Descriptions

1. **Reserve Study Concepts and Theories*** – This presentation explores the conceptual and theoretical foundation of reserve studies within the broader discussion of capital budgeting.
 - Learn the three distinct differences between a reserve study and a capital budget.
 - Understand why and how reserve studies developed into their present format within the community association industry.
 - See the real differences between a reserve study and a maintenance plan.
 - Understand the three separate processes, involving three separate disciplines that comprise the reserve study process
 - See how standards can impact the reserve study
 - Understanding the difference between “components” and reserve activities
 - See how levels of service (not what you think) impact the reserve study
 - Understand the importance of Clarity, Consistency and Comparability in reserve studies

2. **Reserve Study Cost Principles*** – Component pricing is one of the biggest challenges in reserve studies and where failures often occur. In this presentation a recognized valuations expert walks you through:
 - Understanding 12 elements of cost
 - Understanding how multiple datapoints help you evaluate reserve activity (component) cost
 - Comparing different ways of presenting cost information in the reserve study report

3. **Reserve Study Reports and Calculations** – The end goal of the reserve study process is to create the reserve study report. One thing that all three sets of reserve study standards agree on is that the reserve study report is a financial analysis based on the “component” or physical analysis. Let’s call it what it really is – it is a budget, a financial report. This presentation looks at:
 - Calculations – Inflation, Interest and Percent Funded
 - The difference between data and information
 - The single most important item in the reserve study report – not what you think
 - Organizing data
 - Financial reporting protocols
 - Understand the importance of Clarity, Consistency and Comparability in reserve studies
 - The impact of standards on reserve study reports

4. **The Impact of Reserve Studies on Insurance Premiums** – The community association industry has only recently begun to connect the dots on maintenance and reserve studies. The next step is connecting the dots between maintenance and insurance risk. This practice is evolving triggered by the collapse of the Champlain Towers South in June 2021. This presentation by an insurance claims expert examines this opaque process.
 - Evaluation of risk based on maintenance levels
 - Better evaluation of underwriting risk based on maintenance analyses

5. **Florida SIRS and Milestone Studies** – Don’t think this is just for Florida associations. Although Florida was the first state to enact strict structural inspections for condominium associations, it surely will not be the last. New Jersey also recently enacted legislation for structural inspections. California has its “Balcony Inspection” law (and needs more). Learn from an engineering expert This presentation is

a “must attend” course for those involved in high rise reserve studies or those who manage high rise condo or co-op projects.

- SIRS – Structural Integrity Reserve Study
- Milestone Studies
- Funding Inspections in the reserve study

6. Playground Proficiency: Mastering Community Recreational Equipment – An association in Las Vegas, Nevada paid more than \$10M to settle a claim related to a playground accident suffered by a teenager. Safety standards for playgrounds exist for a reason. This presentation, led by seasoned playground equipment expert, Rod Beber, delves into crucial safety protocols and explores diverse playground equipment options. Learn from past incidents and arm your organization with the knowledge needed to prioritize safety and avoid unnecessary losses.

- Understanding playground safety regulations
- The significance of CPSI certification
- Selecting safe and sustainable playground equipment
- Implementing thorough safety inspections and maintenance practices

Presenter Profiles



Gary Porter, RS, FMP, CPA, RRC, is the CEO of Facilities Advisors International and president of ICBI. Gary has provided financial services to condominium and homeowners associations since 1976. He has authored five books, more than 400 articles on association financial matters and has been quoted or published in the Wall Street Journal, Kiplinger’s Personal Finance, Common Ground, The Ledger Quarterly, and The Practical Accountant. He has been performing reserve studies since 1982. He is the primary author of ICBI’s Generally Accepted Reserve Study Standards. He holds the FMP (Facilities Management Professional) credential, which designates him as an expert in facilities management, the most critical skill in component condition assessment. He was a recognized economics and valuations expert in the California Superior Court system for more than twenty years and has served as the court appointed independent expert on several occasions. He holds CAI’s RS (Reserve Specialist) designation and is also a registered reserve specialist in Nevada. Mr. Porter is also a Certified Public Accountant and possesses the skills directly applicable to preparation of a financial projection for future major repairs and replacements. He also holds the Registered Reserve Consultant (RRC) credential, the highest designation available to reserve preparers. His broad background gives him the global perspective of the entire reserve study process that most others lack, and the ability to write the book “Reserve Studies – The Complete Guide”. Mr. Porter has been active in the industry for decades. He was a founding member of the CAI Channel Islands California chapter in 1979 and served as CAI’s national president in 1998-99. He has received numerous awards, including CAI’s Distinguished Service and Author of the Year Awards, and CACM’s Vision Award for outstanding service.



Timothy Molony - Mr. Molony is a Director of Business Development at BSC Forensic Services, LLC and BSC Fire Services, LLC. He focuses on branding and name recognition of the BSC Companies nationwide. With a background in property insurance, he also facilitates appraisals and serves as an umpire, providing impartial expertise. Previously, he founded Nomad Adjusting LLC, serving as President and specializing in commercial and residential properties. He managed contracts, acted as a primary vendor contact, and served as a Carrier Representative for multiple insurance companies. Prior roles include Catastrophe Operations Administration Manager for Citizens Property Insurance Corporation, where he managed cleanup efforts for hurricanes and oversaw thousands of independent adjusters. He also worked with various insurance companies as an Independent Adjuster, Field Underwriter, and Trainer, contributing to policy improvements and efficiency enhancements.



Art Fleahman of EIRS – Engineering Inspections and Restoration Services was founded with the aim of preventing further tragedies. In the summer of 2021, 98 individuals retired for the night in a condominium, only to never awaken the following morning due to its collapse. Following this event, the State of Florida enacted new legislation mandating milestone inspections and structural integrity reserve studies for all condominiums.

Engineering Inspections & Restoration Services holds both a General Contractor License and an Architect license within the State of Florida. They offer comprehensive services to ensure safety and compliance throughout the entire process. From initial inspections to restoration and repairs, culminating in the completion of Structural Integrity Reserve Studies (SIRS), they cover every aspect. Notably, they provide all these services at a significantly discounted rate compared to the market, thanks to their readily available resources.



Rod Beber is the owner and operator of Park Pro Playgrounds and ParkPro Tek, pillars of excellence in the recreational equipment industry. With over three decades of experience, Rod has led Park Pro Playgrounds to become a premier commercial park equipment company in Nevada since 1991, renowned for sales and installation of recreational playground equipment. However, his commitment to safety and maintenance truly shines with ParkPro Tek. With offices in Nevada and Texas, ParkPro Tek offers top-tier safety inspections and maintenance services for park and playground environments under Rod's leadership. His recent collaboration with his son Dustin has produced a groundbreaking cloud-based software program, revolutionizing playground auditing and setting new industry standards. This innovative tool empowers managers and park owners to meet maintenance requirements effortlessly, mitigating litigation risks and cementing ParkPro Tek's position as a safety and maintenance leader. Rod's career began in construction, progressing through various roles in home building companies before founding his park and playground equipment company. With credentials such as CPSI certification, membership in national and regional associations, and dual licensure with the Nevada State Contractors Board, Rod has built his companies into industry leaders prioritizing safety, innovation, and excellence.



Associated Reserve Planners – USA

<https://arp-usa.org/>

Associated Reserve Planners (ARP) is an international trade organization for reserve professionals. ARP is dedicated to excellence in the preparation of reserve studies and requires that all members adhere to Generally Accepted Reserve Study Standards issued by the International Capital Budgeting Institute (ICBI) – These are the most comprehensive standards available for reserve studies.

Associated Reserve Planners provides education for ICBI (International Capital Budgeting Institute) and BPCB (Budgeting Professionals Credentialing Board). ICBI has established Generally Accepted Reserve Study Principles and Generally Accepted Reserve Study Standards www.capitalbudgeting.org which govern the reserve study process for ICBI members. The Budgeting Professionals Credentialing Board (BPCB) established the RRC (Registered Reserve Consultant) credential, the requirements for education and testing necessary to earn this credential, and continuing education, peer review and ethics rules for all credential holders. The RRC is the ONLY credential for reserve preparers that requires testing of knowledge to qualify for the credential. This testing is based on education courses regarding reserve study fundamentals, financial calculations and reporting standards, and a number of technical courses relating to most commonly encountered physical components.

International Capital Budgeting Institute (ICBI)

<https://www.capitalbudgeting.org/>

ICBI is an international professional standards organization dedicated to providing **Clarity, Consistency** and **Comparability** in capital budgeting reporting. ICBI provides education and resources to all those involved in the creation of and users of reserve studies and capital budgets.

ICBI is based in the United States and our membership includes professionals. Our mission is to inspire professionalism in the development of reserve studies and capital budgets. We do that by:

- Providing internationally respected standards for the preparation of capital budgets, including evaluation of facilities, calculations, software standards and reporting on capital budgets.
- Working with the **Budgeting Professionals Credentialing Board** <https://www.budgetcredential.org/> to provide professional designations for those individuals preparing capital budgets.
- Working with **Associated Reserve Planners** to provide education for industry professionals.
- Publishing web content, articles and books and guides on capital budgeting.
- Advocating on behalf of industry groups before federal regulatory agencies and state legislatures.

Register Online at – https://us02web.zoom.us/webinar/register/WN_pc7GR_NSRJCA2L7IPF1MNO

ARP and ICBI members – Free

Managers & Board Members – Free

Nonmember reserve preparers – \$175

Pay via credit card only at <https://www.capitalbudgeting.org/payments>.

If you have any questions, please contact ICBI president Gary Porter at reserves@capitalbudgeting.org or call directly (702) 605-2394.

