



Robert W. Browning, PCAM, RS

Browning Reserve Group A Division of Reserve Advisors, LLC

3435 Mission Avenue (Headquarters)
Carmichael, CA 95608

916.393.0600 telephone
877-708.0600 toll free

Mailing Address (Headquarters)
P.O. Box 60125
Sacramento, CA, 95860

Bob@BrowningRG.com
BrowningRG.com

Mailing Address (Las Vegas Office)
3753 Howard Hughes Parkway, Suite 200
Las Vegas, NV 89169

PROFESSIONAL PROFILE

After starting his career in 1988 in community association management working for a large firm (TRI Management,) Mr. Browning moved to The Huntington Group (THG), a Sacramento top 25 property management firm and general contractor in 1992 and initiated the reserve study department. He gained experience in his seven years at THG performing hundreds of reserve studies and honing his craft as a construction manager. One of his duties while at THG was supervising the reconstruction of over 60 condominium units flooded during 1996. In addition, he supervised the redevelopment of hundreds of apartment units working with building owners and governmental agencies.

Robert Browning formed the Browning Reserve Group in April 1999. The Browning Reserve Group, LLC, (BRG) performs reserve studies for common interest communities, special districts, park and community services districts and other entities that can benefit from long range financial planning. Reserve studies form the core business for BRG. Mr. Browning supervises several employees in the day to day operations of a full-service reserve study preparation firm.

Mr. Browning also has served as a consultant (expert witness) in cases involving adequacy of reserves in California and Nevada.

In December 2024, BRG was acquired by Reserve Advisors, LLC. Founded in 1991, Reserve Advisors provides reserve study and capital planning consulting services for more than 18,000 community associations nationwide.

EDUCATION

- B. A. California State University Sacramento, 1983
 Major: Geography
 Support Area: Economics, Urban Planning
- A. A. Sacramento City College, 1978
 Major: Drafting Technology

DESIGNATIONS

- PCAM Community Associations Institute (CAI), 1995
- The highest professional recognition available nationwide to managers who specialize in community association management.
- RS Community Association Institute, 2000
- The RS designation is awarded to experienced, qualified reserve specialists who, through years of specialized experience, can help ensure that community associations prepare their reserve budget as accurately as possible.

LICENSES

- Reserve Nevada State Permit to Perform Reserve Studies, 2008 – Present
Specialist Study Permit RSS #005

SERVICE

- President Foundation for Community Association Research, 2007/2008
- The Foundation for Community Association Research is a national, nonprofit 501(c)(3) organization devoted to common interest community research, development, and scholarship. Incorporated in 1975, the Foundation supports and conducts research in the community, homeowner, and condominium association industry. Board member from 2003 – 2009. Currently serve on the Research Committee of FCAR.
- Co-Chair Foundation for Community Association Research, Byron Hanke
 Fellowship Committee, 2010 – 2018.
- The Byron Hanke Fellowship is granted to select graduate students to implement research projects related to the development, management

and governance of common interest communities. Mr. Browning co-chaired this committee, along with Clifford Treese.

Trustee	Community Associations Institute, 2000 – 2006 Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, competent, harmonious community associations.
Chair	California Legislative Action Committee – CAI, 2003/2004
Delegate	California Legislative Action Committee – CAI, 1994 – Present (Emeritus)
President	California North Chapter – CAI, 1993 & 2003
Appointee	Community Planning Advisory Council for South Sacramento, 1994 - 1997 Appointed by the Board of Supervisors to oversee planning decisions in the region.
Proctor	Community Associations Institute, 2004 – 2013 Proctor testing for home study CAI manager education courses.

Awards

Recipient 2023	CAI Award of Excellence in Designations CAI National presented this award to Mr. Browning, and several CAI members for their work on CAI's National Reserve Study Standards Task Force. Mr. Browning was one of four national co-chairs for the task force. Presented at the CAI National Conference in Dallas, Texas in 2023.
Recipient 2022	CAI Award of Excellence in Government and Public Affairs CAI National presented this award to Mr. Browning, and several others for their work on CAI's National Government and Public Affairs Reserves Task Force, dealing with policy considerations from the tragedy in Surfside Florida in 2021. Presented at the CAI National Conference in Orlando, Florida in 2022.
Recipient 2022	CAI Award of Excellence in Designations CAI National presented this award to Mr. Browning, and several others for their work on CAI's National Designation Ethics Committee at the CAI National Conference in Orlando, Florida in 2022.
Recipient 2019	CAI Award of Excellence in Designations CAI National presented this award to Mr. Browning at the CAI National Conference in 2021 in Las Vegas, NV. This was for co-authoring along with

other members of the CAI National Task Force, articles explaining the recently updated CAI National Reserve Study Standards.

Recipient
2017 **CAI Award of Excellence in Designations**
CAI National presented this award to Mr. Browning at the National Conference in 2017 in Las Vegas, NV. This was for Co-Chairing the CAI National Task Force, along with Mitch Frumkin, P.E., RS, in updating the CAI National Reserve Study Standards.

Recipient
2016 **CAI Award of Excellence in Government and Public Affairs**
CAI National presented this award to Mr. Browning at the National Conference in 2016 in Orlando FL. This was for his work in writing the white paper entitled "Ham Radio and the Community Association" and for his efforts to help amend the "Ham Radio" Bill in the Congress in 2015/16.

Recipient
2010 **CAI-CNC Inaugural Lifetime Achievement Award, 2010**
Mr. Browning is the inaugural recipient of the CAI-California North Chapter "Robert Browning Lifetime Achievement Award" which was presented to him December 2, 2010 at the CAI-California North Chapter annual awards gala.

Recipient
1997 **CAI Award of Excellence in Chapter Leadership**
CAI National presented this award to Mr. Browning at the National Conference in 1997.

Seminar Speaker / Instructor / Author

Speaking Engagements

Speaker 2025, CAI-Nevada Educational Program, 3 Hours, Co-presented with John Leach, Esq., Mari Jo Betterley, RS, PRA, Rob Forney, PRA, and Gary Lien, CPA. The session focused on reserve studies in Nevada and shortfalls to reserves. September 30, 2025.

Speaker 2025, CAI-CNC Educational Luncheon, The program was on reserve studies & risk management (insurance) March 20, 2025.

Speaker 2024, CAI-CNC Board Leadership Course, The program was on reserve studies and California requirements on January 24, 2024.

Speaker 2023, Association of Professional Reserve Analysts (APRA), Co-presented with Michelle Baldry, PE, RS. The session focused on the development of CAI's National Reserve Study Standards, of which Ms. Baldry & Mr. Browning served on the CAI national task force.

- Speaker 2023, CAI-Nevada Educational Luncheon on Reserves & Inflation, Co-presented with John Leach, Esq., Mari Jo Betterley, RS, PRA, Rob Forney, PRA, and Gary Lien, CPA. The session focused on transition reserve fund adequacy standard, inflation and its effect on the reserve study, taxes on reserve income, and what to do with “due to/due from” balance sheet entries.
- Speaker 2023, The Effects of Inflation and Market Forces: Rising Costs, Deferred Maintenance and Reserves, Co-presented with John Hansen, ESQ., Wendy Benner, & Laurie Harris, CAMEX, CCAM in Sacramento, CA.
- Speaker 2022, Safety First: Examining Inspections, Maintenance, and Reserves, Co-presented with Mitch Frumkin, P.E., at the CAI National Conference in Orlando Florida. This session looked at changes to building inspections and reserve studies after the 2021 tragedy at a condominium building in Surfside, Florida.
- Speaker 2022, EEE's and Reserves, A Deeper Look at SB 326 (§ 5551), Co-presented with Adrian Adams, ESQ., and Joe Barretta, at the CAI Webinar in Sacramento, CA.
- Speaker 2021, Chainsaws, People, Pets, & Parking, Transform Your Community While Changing the Perception of the Media & Residents on CID Living, Co-presented with Kathryn Henricksen, CCAM, CMCA & Deon Stein, Esq.
- Speaker 2021, Reserve Studies and the Impact of SB 326/CC5551, CAI CNC Chapter & WESTCON, Co-Presenters, Bill Mann, Regan Brown, GBGroup.
- Speaker 2019, How to See Your Property from a Different Perspective, CAI CA North Chapter, Sacramento, CA; Co-Presented with Wendy Benner, Behr Paint, Steve Marias, GP Landscape.
- Speaker 2018, Life After SB721, CAI California Law Seminar, Temecula, CA.; Co-Presented with Michael Kennedy, Esq.
- Speaker 2018, What's New with National Reserve Study Standards, CAI National Conference, Washington D.C.; Co-Presented with Mitch Frumkin, RS, PE.
- Speaker 2016, Everyone's Two Favorite Topics: Insurance & Reserves, CAI CA North Chapter, Sacramento, CA; Co-Presented with Christina Keele, CIRMS or Russo Insurance.
- Speaker 2016, Dawn of the Smart Community, CACM CA California Association of Community Managers, Oakland, CA; Co-Presented with Kim Weiss of Three-Phase Electric.
- Speaker 2016, Everyone's Two Favorite Topics: Insurance & Reserves, CAI CA North Chapter, Sacramento, CA; Co-Presented with Christina Keele, CIRMS or Russo Insurance.

- Speaker 2016, CIRMS Program: Aging Buildings & People, CAI National Law Seminar sponsored by the College of Community Association Lawyers; Co-Presented with other panelists from across the US.
- Speaker 2014, Using Reserve Studies During Challenging Times & Construction Projects, CAI Nevada Chapter, Reno, NV; Co-Presented with Regan Brown, GB Group; Bill Mann, Blue Mountain Construction
- Speaker 2014, Using Reserve Studies During Challenging Times & Construction Projects, CAI CA BayCen Chapter Luncheon, Stockton, CA; Co-Presented with Regan Brown, GB Group; Bill Mann, Blue Mountain Construction
- Speaker 2014, Using Reserve Studies During Challenging Times & Construction Projects, CAI CA North Chapter Luncheon, Sacramento, CA; Co-Presented with Regan Brown, GB Group
- Speaker 2013, Component Lives, A Moving Target, CAI-Bay/Central CA Chapter Luncheon, Stockton, CA
- Speaker 2013, Using the Reserve Study in Challenging Economic Times, CAI CA North Chapter Managers Breakfast Forum, Sacramento
- Speaker 2012, How to Handle Non-Budgetary Components, CAI-Bay/Central CA Chapter Luncheon, Stockton, CA
- Speaker 2010, CAI California Legal Forum, Irvine, CA, Panel presentation on manager ethics.
- Speaker 2009, Managing Your Association's maintenance Obligations in Financially Stressful Times, CAI-California North Chapter, Sacramento, CA; Co-presented with C. Fenton, Esq., J. Bowman, PCAM, E. Benner.
- Speaker 2009, Budgeting for Tough Times, CAI-California North Chapter, Sacramento, CA; Co-presented with Sandra Gottlieb, Esq.
- Speaker 2007, Challenges of Managing the Condo Conversion, CAI National Conference, Las Vegas, NV; Co-presented with Ken Kosloff, RS and Tyler Berding, Esq.
- Speaker 2006, Reserve Studies: High Quality Component Inspections Best Practices, CAI National Conference, Washington D.C.; Co-presented with Ted Salgado, RS, John Poehlmann, RS, Ken Kosloff, RS.
- Speaker 2006, California Manager's Reserve Study Primer Course, Browning Reserve Group Seminar attended by 40 managers in June 2006.

Instructor

Instructor	<u>Reserve Studies from the RSS Perspective</u> , UNLV Continuing Education, Division of Educational Outreach, 2020 – Present
Instructor	<u>Reserves, What, Why, & How</u> , California Association of Community Managers, 2010 – Present.
Instructor	<u>Strategic Financial Planning</u> , California Association of Community Managers, 2015 & 2016.
Instructor	<u>Essentials of Community Association Management</u> , CAI, 1998 – Present

Author

Author	The New Math of Reserve Studies, <u>The Communicator</u> , Summer 2025, Community Association Institute, CA BayCen Chapter
Author	The Case for Reserve Study Updates in Nevada; <u>Community Interests Magazine</u> , July 2025, Community Association Institute, Nevada Chapter
Author	Article about CA SB 326 (Balcony Bill) and the Reserve Study, <u>CAI CA Chapters, 2021</u> , Co-Author with Ritchie Lipson, Esq., Kasdan Turner Thompson Booth, LLP
Author	<u>Best Practices: Reserve Studies & Reserve Study Management</u> , Foundation for Community Association Research, CAI, 2020, CO-Author with Mitch Frumkin, RS, PE, & Sandy Matteson, PCAM
Author	Budgets and Reserves- Special Assessments or Loans; <u>Community Interests Magazine</u> , 2019, Community Association Institute, Nevada Chapter
Author	ABC's of Strategic Planning for HOA's; <u>The Voice</u> , 2019, Community Association Institute, CA North Chapter
Author	To Reserve or Not to Reserve; <u>The Communicator</u> , 2017, Community Association Institute, BayCen Chapter
Author	Ham Radio Bill in Congress May Invalidate CC&R's; <u>Community Interests Magazine</u> , 2016, Community Association Institute, Nevada Chapter
Author	Ham Radio and the Community Association; White Paper presented to US Congress, 2015, Community Associations Institute (National Organization)
Author	Reserve Studies and the Board; <u>The Communicator</u> , 2015, Community Association Institute, Bay Area/Central CA Chapter

Author	How to Understand Your Reserve Study; <u>Community Interests Magazine</u> , 2015, Community Association Institute, Nevada Chapter
Author	Using Reserve Studies to Weather the Foreclosure Storm; <u>The Voice</u> , 2013, Community Association Institute, CA North Chapter
Author	Tips for Creating a Successful Reserve Study; <u>The Communicator</u> , 2011, Community Association Institute, CA BayCen Chapter
Author	The Good, The Bad and The Missing; <u>The Communicator</u> , 2010, Community Association Institute, CA BayCen Chapter
Author	Backwards Thinking; <u>The Voice</u> , 2010, Community Association Institute, CA North Chapter
Author	Are You Ready for the New Reserve Study Disclosure; <u>The Voice</u> , Issue #1, 2009, Community Association Institute, CA North Chapter
Author	The Benefits of a Reserve Study; <u>The Voice</u> , Issue #2, 2008, Community Association Institute, CA North Chapter
Author	What's Up with Our Reserve Study; <u>The Voice</u> , Issue #2, 2006, Community Association Institute, CA North Chapter
Reviewer	<u>Drafting Association Rules</u> , Fourth Edition, 2002, Community Association Press

CONSULTING & ARBITRATION

Consultant	Copper Gate HOA v. Western Pacific Housing, Inc., et al. Expert Witness at Arbitration, 2017. As an expert witness, Mr. Browning advised legal counsel on the adequacy of reserves including depositions and testimony at arbitration.
Consultant	Mr. Browning advised legal counsel on the adequacy of a reserve study and reviewed an easement agreement to determine if the agreement treated reserves properly, 2011.
Consultant	ArrowCreek HOA v. Southwest Pointe 2008 Case evaluation and review of documents for litigation support on behalf of the plaintiff.
Consultant	Residence at Canyon Gate HOA, Nevada, 2007

Litigation support advising on the converted building reserve deficit for the plaintiff.

Arbitrator Talk Radio Network 2004
Mr. Browning was retained for an arbitration for the network.

Consultant Walnut Orchard HOA, California, 1998
Litigation support for the defense regarding the developer's reserve contribution support while in control.

Receiver Superior Court of the State of California, 1998. Mr. Browning was appointed receiver by the court to manage the association and ensure fair and accurate elections.

The Browning Reserve Group has more than 3,000 clients in the United States and Mexico. References are available on request.