

LCB File No. R135-09

**PROPOSED REGULATION OF THE COMMISSION ON
COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

EXPLANATION: Matter in *italics* is new; matter in brackets ~~omitted material~~ is material to be omitted.

AUTHORITY: NRS 116.615(1)(2)(3)(4)(5)&(6); NRS 116A.200

Section 1. NAC 116.415 is hereby amended to read as follows:

NAC 116.415 Contents of budget to maintain reserve. (NRS 116.31151, 116.615) An executive board shall, in addition to the requirements set forth in paragraph (b) of subsection 1 of NRS 116.31151, include in the budget to maintain the reserve:

1. An estimate of the amount of reserve funds necessary in the projected fiscal year, based on comparative bids or industry standards, to complete the repairs, replacement or restoration of the major components as recommended in the reserve study; and

2. ~~Whether~~ *Where* there is a difference between the *projected reserve account at the end of the budgeted fiscal year and the* amount *required to adequately fund the reserves on a reasonable basis, as determined by a study of the reserves of the association conducted pursuant to NRS 116.31152,* ~~[of the annual contribution suggested in the reserve study and the amount of the annual contribution for the current budget year]~~ and, if so:

(a) The reason for the difference; and

(b) How this difference is proposed to be resolved *by the executive board.*