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SEP 06 2024

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*ingallo*

1 ROBERT E. SCHUMACHER, ESQ.

2 Nevada Bar No. 7504

3 HENRY H. KIM, ESQ.

4 Nevada Bar No. 14390

5 **GORDON REES SCULLY MANSUKHANI, LLP**

6 300 S. 4<sup>th</sup> Street, Suite 1550

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13 *Attorneys for Respondent,*

14 **DEL REY ESTATE HOMEOWNERS ASSOCIATION**

15 **BEFORE THE COMMISSION FOR COMMON-INTEREST**  
16 **COMMUNITIES AND CONDOMINIUM HOTELS**  
17 **STATE OF NEVADA**

18 SHARATH CHANDRA, Administrator,  
19 REAL ESTATE DIVISION, DEPARTMENT OF  
20 BUSINESS AND INDUSTRY, STATE OF  
21 NEVADA;

22 Petitioner

23 vs.

24 DEL REY ESTATES HOMEOWNERS  
25 ASSOCIATION,  
26 (Entity Number C11413-1995)

27 Respondent.

) CASE NO. 2023-929

)  
) **RESPONDENT DEL REY ESTATE**  
) **HOMEOWNERS ASSOCIATION'S**  
) **STATUS REPORT**

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Gordon Rees Scully Mansukhani, LLP  
300 S. 4th Street, Suite 1550  
Las Vegas, NV 89101

STATUS REPORT

1  
2 1. The Commission ordered Respondent to “pay the costs of the investigation and  
3 the hearing in the amount of \$3,818.34 which are actual, reasonable, and necessary within 60  
4 days of entry of Order.” Order, at 5:4-6. Respondent timely paid the costs of the investigation  
5 and the hearing as ordered by the Commission. Receipt of Respondent’s payment is attached  
6 herein as **Exhibit A**.

7 2. The Commission ordered Respondent to “perform a reserve study by a licensed  
8 reserve study specialist.” Order, at 5:7-8. On or around July 8, 2024, Respondent retained Mari  
9 Jo Betterley (Nevada State Permit RSS. 0000025), a reserve study specialist from Better Reserve  
10 Consultants, LLC, to conduct a reserve study. In the early weeks of August, Respondent  
11 completed the questionnaire for the reserve study, provided aerial photos, documents, and  
12 information that is required for a reserve study report. Respondent is still waiting for a report  
13 from Ms. Betterley. Meanwhile, Respondent opened a savings account, designated it as a  
14 reserve account, and deposited \$2,882.04 into the account. *See* Reserve Account Statement,  
15 attached as **Exhibit B**.

16 3. The Commission also ordered Respondent to submit to the Commission the  
17 following:

- 18 a. Bank statements from December 31, 2023 to August 2024;
- 19 b. Draft budget for 2025; and
- 20 c. Tax return filings for years 2022 and 2023

21 *See* Order, at 5:10-14.

22 Statements of Respondent’s operating account from December 31, 2023 to August 2024  
23 are attached as **Exhibit C**. Draft budget proposal for 2025 is attached as **Exhibit D**. Respondent  
24 also prepared a financial forecast for 2024, which is attached as **Exhibit E**. Respondent has no  
25 tax return filings to produce for years 2022 and 2023. Respondent’s financial report for years  
26 2023 and 2024 are attached as **Exhibit F** and **Exhibit G**, respectively.

27 4. During the meeting on June 12, 2024, Complainant Jon Margalit made an  
28 unsupported assertion that the private street inside of Del Rey Estates community (the

Gordon Rees Scully Mansukhani, LLP  
300 S. 4th Street, Suite 1550  
Las Vegas, NV 89101

1 “Community”) is in disrepair. Following the June 12, 2024 meeting, Respondent contacted J&J  
2 Enterprises (“J&J”), an asphalt paving and maintenance provider, to inspect the private street  
3 inside the Community. After the inspection, an employee of J&J informed Respondent that the  
4 street is not in an urgent need to be repaired or replaced.

5 DATED this 5th day of September 2024.

6 **GORDON REES SCULLY**  
7 **MANSUKHANI LLP**

8 */s/ Henry H. Kim*

9 ROBERT E. SCHUMACHER, ESQ.

10 Nevada Bar No. 7504

11 HENRY H. KIM, ESQ.

12 Nevada Bar No. 14390

13 300 S. 4<sup>th</sup> Street, Suite 1550

14 Las Vegas, NV 89101

15 *Attorneys for Respondent,*  
16 **DEL REY ESTATE HOMEOWNERS**  
17 **ASSOCIATION**

Gordon Rees Scully Mansukhani, LLP  
300 S. 4th Street, Suite 1550  
Las Vegas, NV 89101

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that, on the 5th day of September 2024, I served a true and correct copy of the **RESPONDENT DEL REY ESTATE HOMEOWNERS ASSOCIATION'S STATUS REPORT** via the Court's Electronic Filing/Service system upon all the parties on the E-Service Master List:

Real Estate Division Department of Business  
And Industry, State of Nevada  
Attn: Sharath Chandra,  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102

Aaron D. Ford, Esq.  
Attorney General  
Christal P. Keegan, Esq.  
Deputy Attorney General  
5420 Kietzke Lane, Suite 202  
Reno, Nevada 89511  
Email: [ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)

/s/ Andrea Montero

An Employee of GORDON REES  
SCULLY MANSUKHANI, LLP

**EXHIBIT A**

**EXHIBIT A**

**Nevada Department of Business and Industry  
Real Estate Division**

**Payment Receipt**

Transaction Date : 08/08/2024  
Receipt # : 723747

Cashier : MAIL-Maria Gallo

Receipt Identification : DEL REY ESTATES HOMEOWNER'S ASSOCIATION

**Money Tendered**

Type	Amount	Reference	Payer Name	Payment Comment
Check	\$3,818.34	103	DEL REY ESTATES HOMEOWNER'S ASSOCIATION	case 2023-929
<b>Total : \$3,818.34</b>				

**Distribution**

License	Use	Amount	Fee Desc	Business Name	Paid From	Paid To	BY
ASSN.0704428-REG	-----	3,818.34	CIC(NRS116) COMMISSION HEARING COSTS	DEL REY ESTATES HOMEOWNER'S ASSOCIATION	08/01/2024	07/31/2025	MAIL-Maria Gallo

**EXHIBIT B**

**EXHIBIT B**

**Business Statement**

Account Number:

Statement Period:

Aug 13, 2024

through

Aug 23, 2024

Page 1 of 1

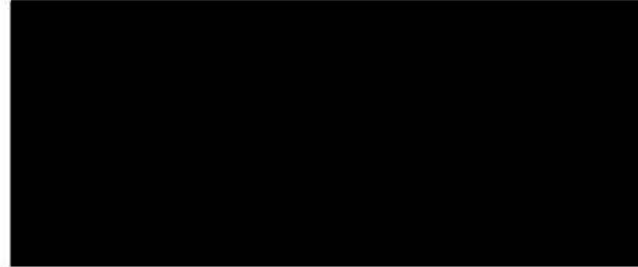


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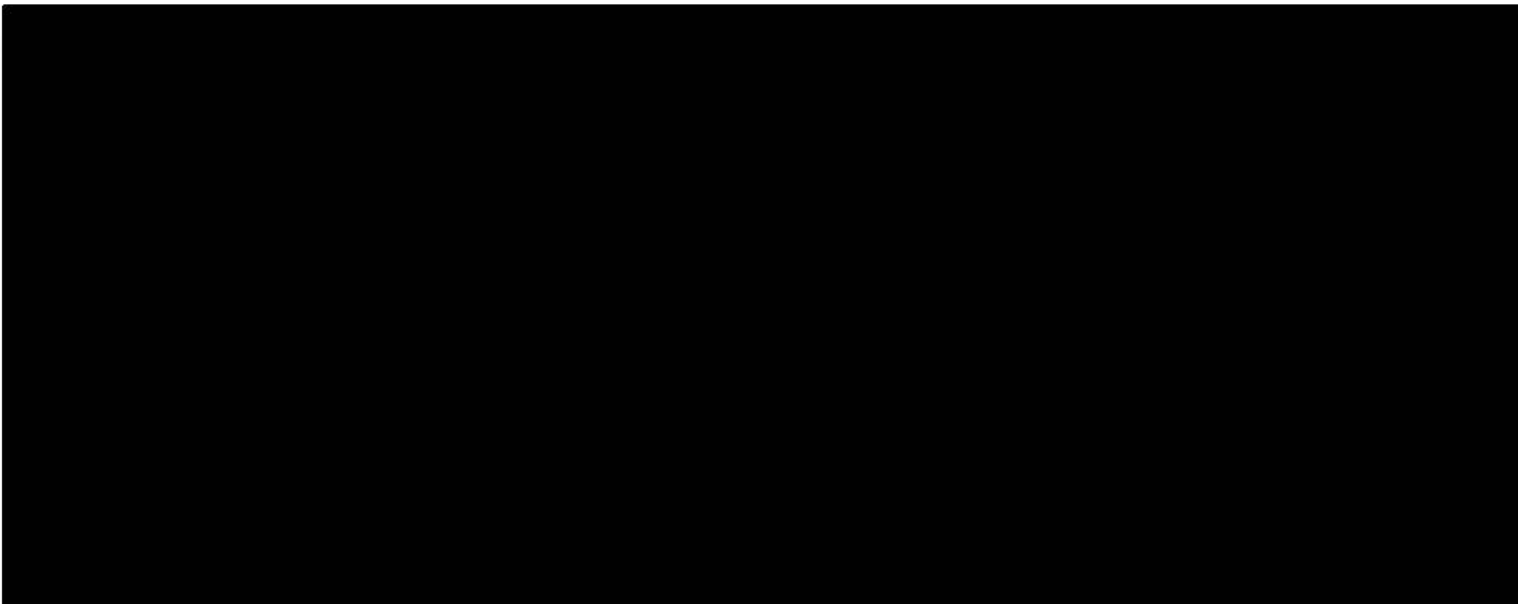
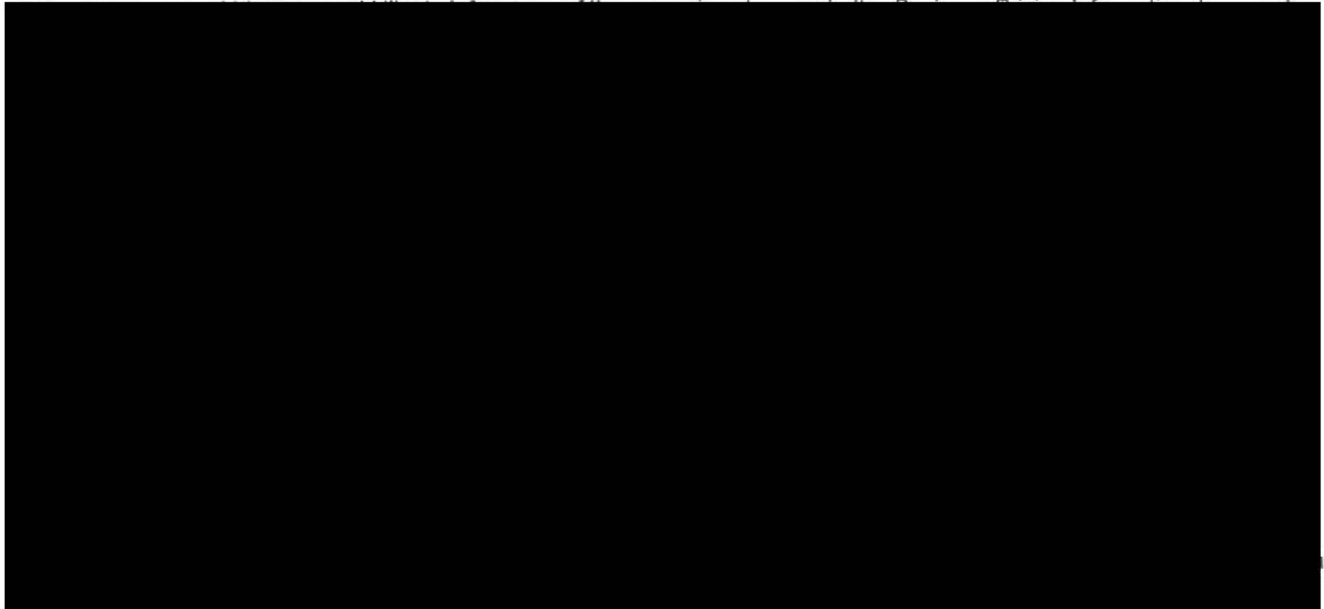


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DEL REY ESTATES HOMEOWNERS ASSOCIATION



**INFORMATION YOU SHOULD KNOW**



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**EXHIBIT C**

**EXHIBIT C**

**Business Statement**

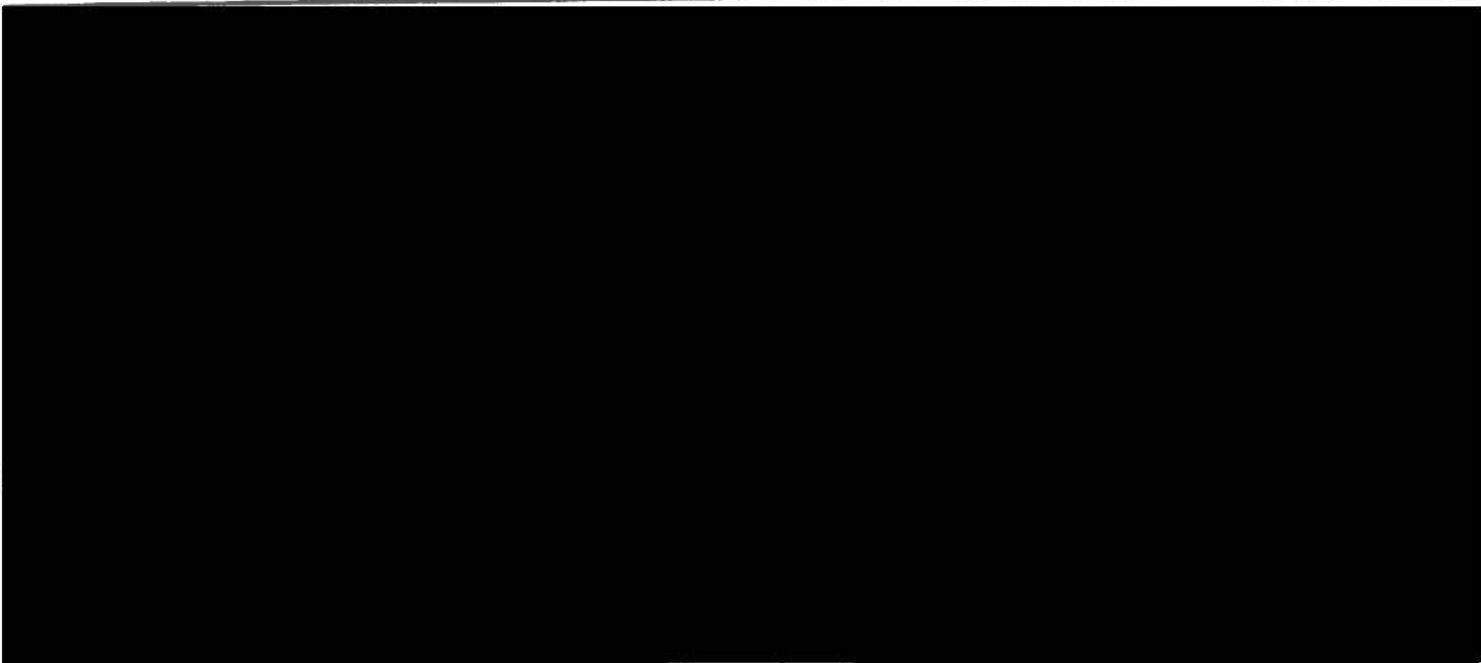
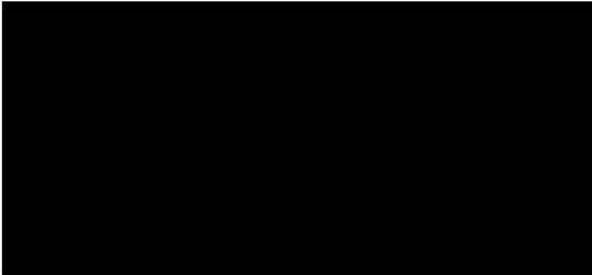
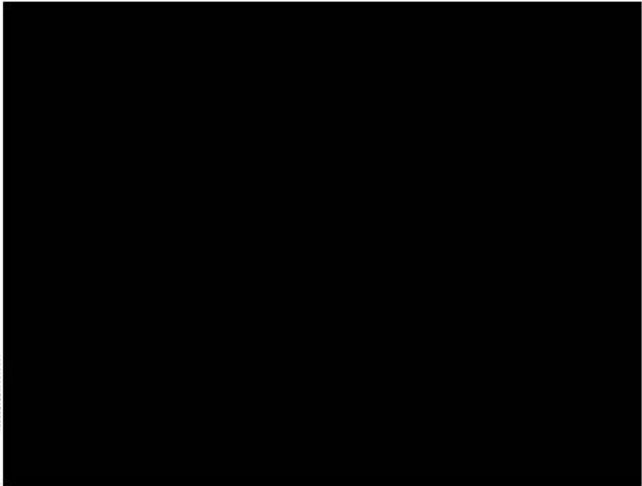
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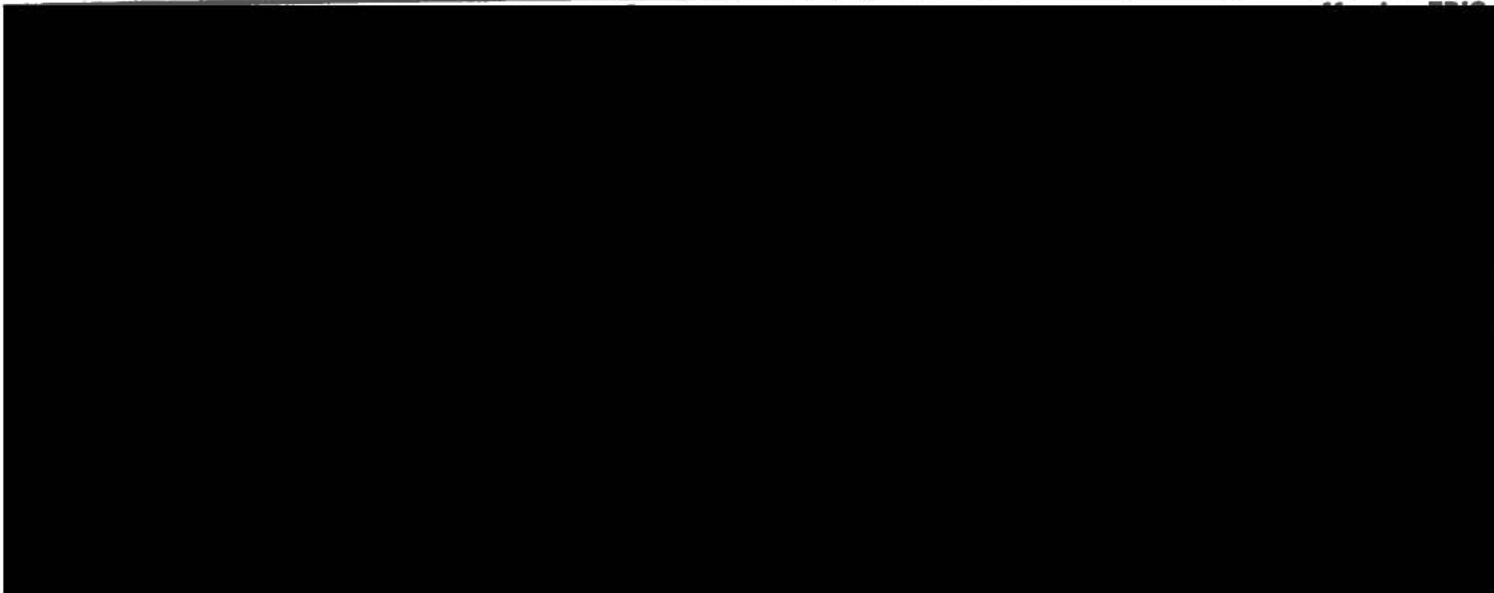
Jul 19, 2024

through

Aug 19, 2024



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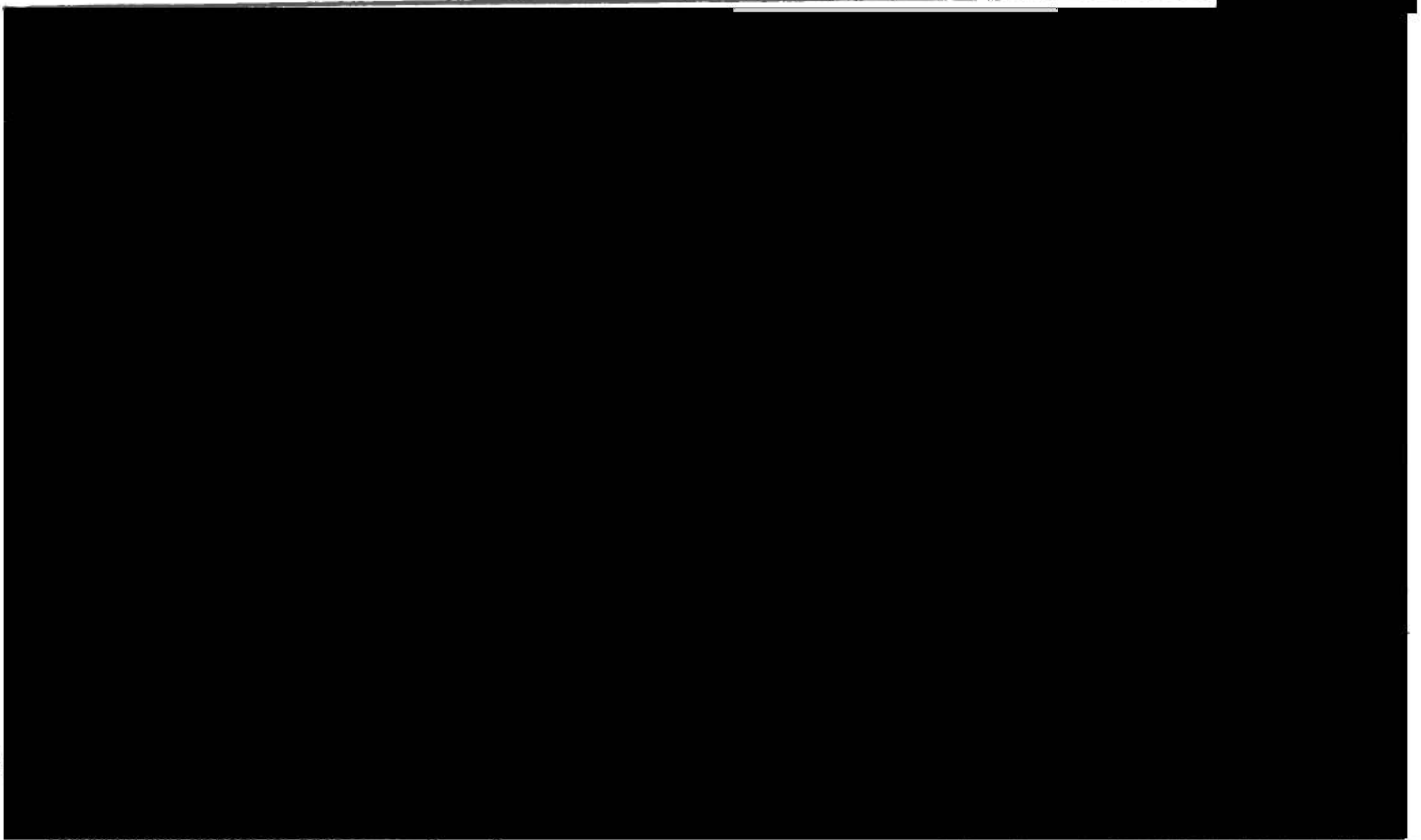
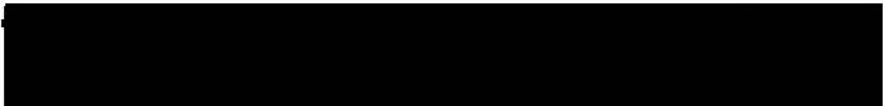
**Business Statement**

Account Number:

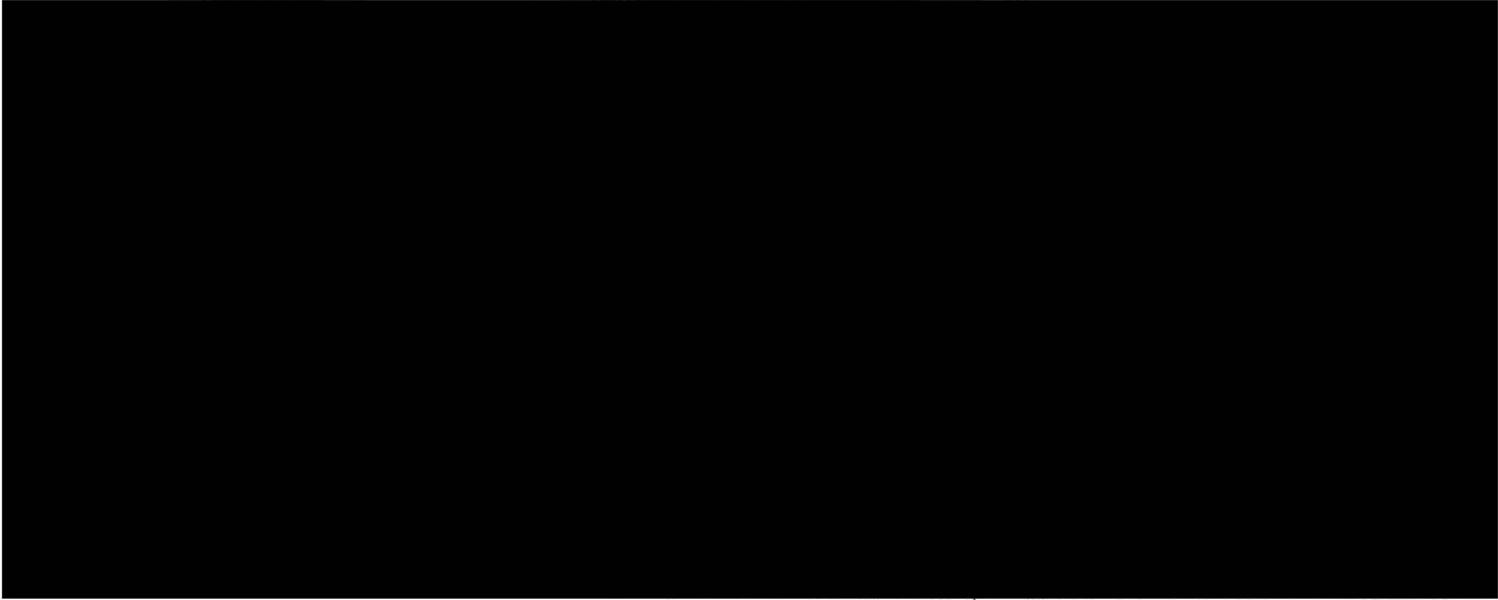
Statement Period:

Jul 19, 2024  
through  
Aug 19, 2024

Page 2 of 2



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Account Number

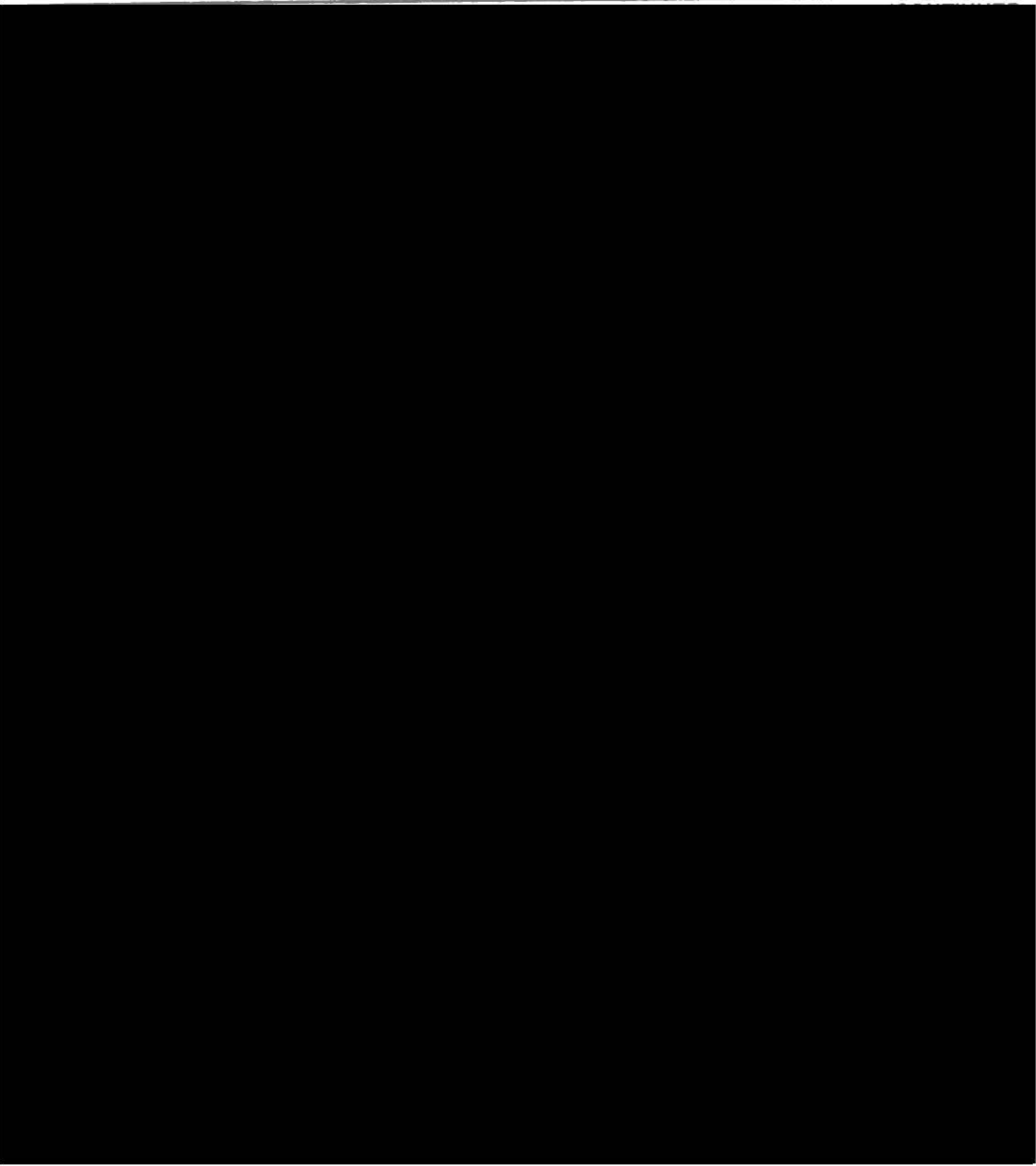
Statement Period

Jun 21, 2024

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Jul 18, 2024

Page 2 of 3



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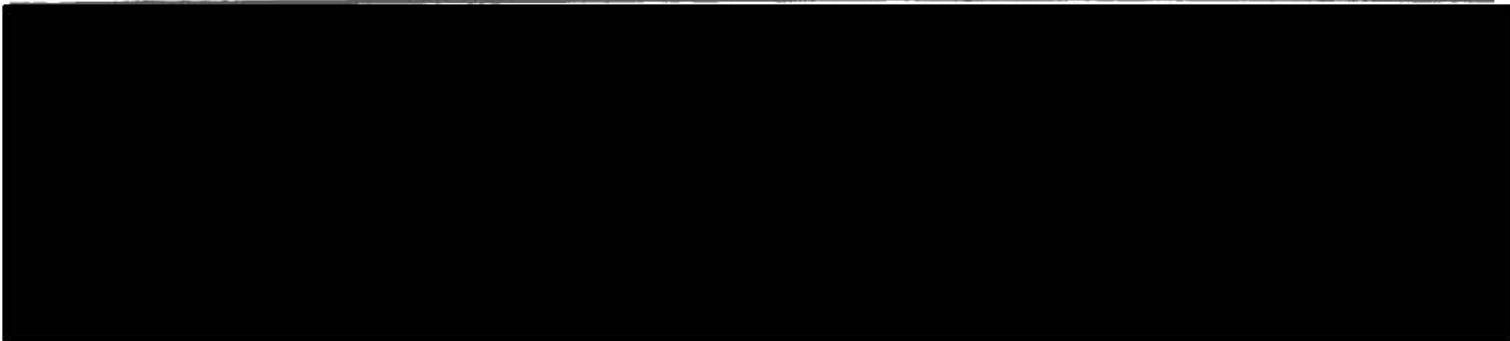
Statement Period:

Jun 21, 2024

through

Jul 18, 2024

Page 3 of 3





DEL REY ESTATES HOMEOWNERS ASSOCIATION



**Business Statement**

Account Number:



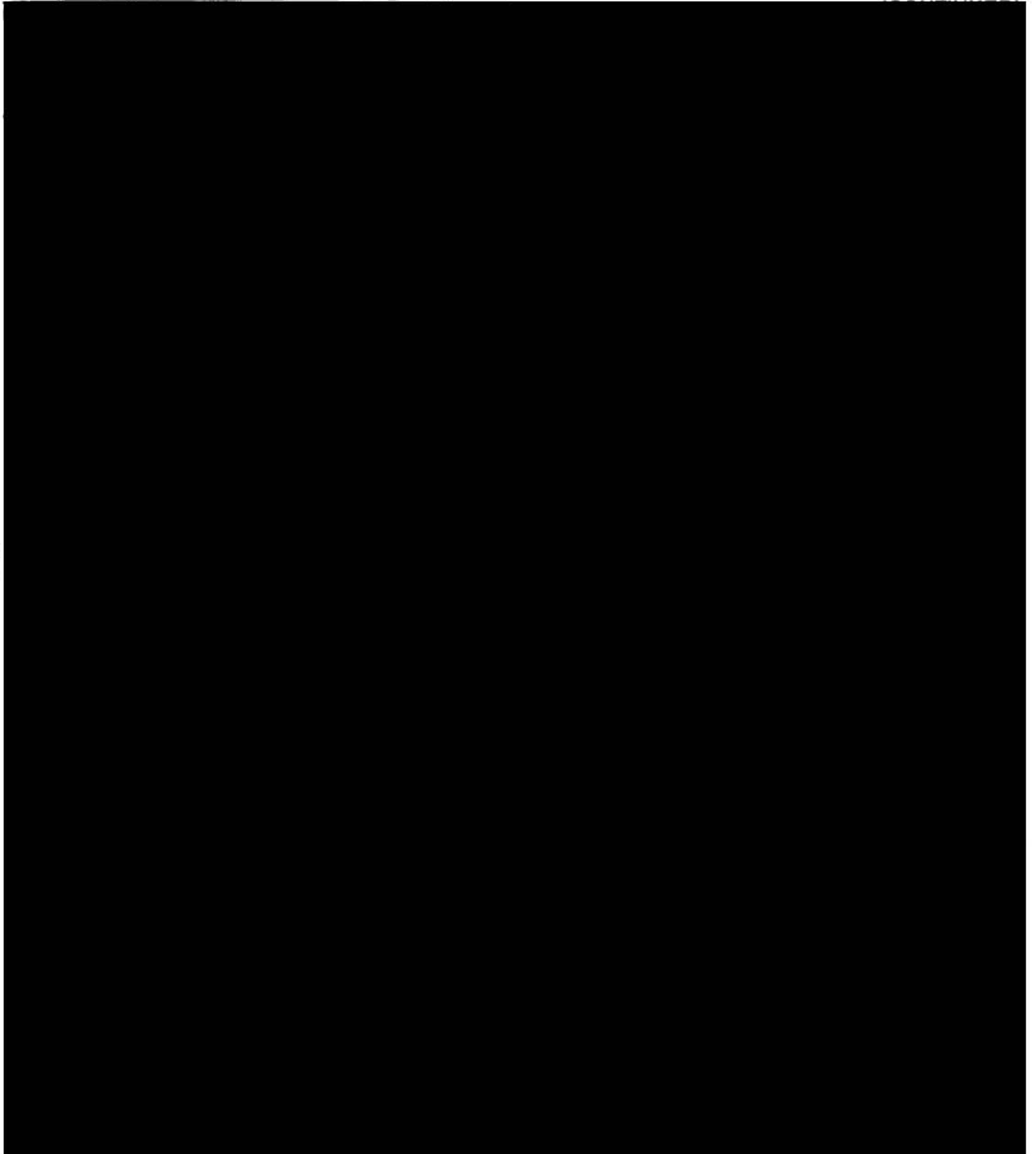
Statement Period:

May 20, 2024

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Jun 20, 2024

Page 2 of 3



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Account Number:

Statement Period

Apr 18, 2024

through

May 17, 2024

DEL REY ESTATES HOMEOWNERS ASSOCIATION

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BRIAN K. BERMAN, ESQ.

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DEL REY ESTATES HOMEOWNERS ASSOCIATION



# Business Statement

Account Number



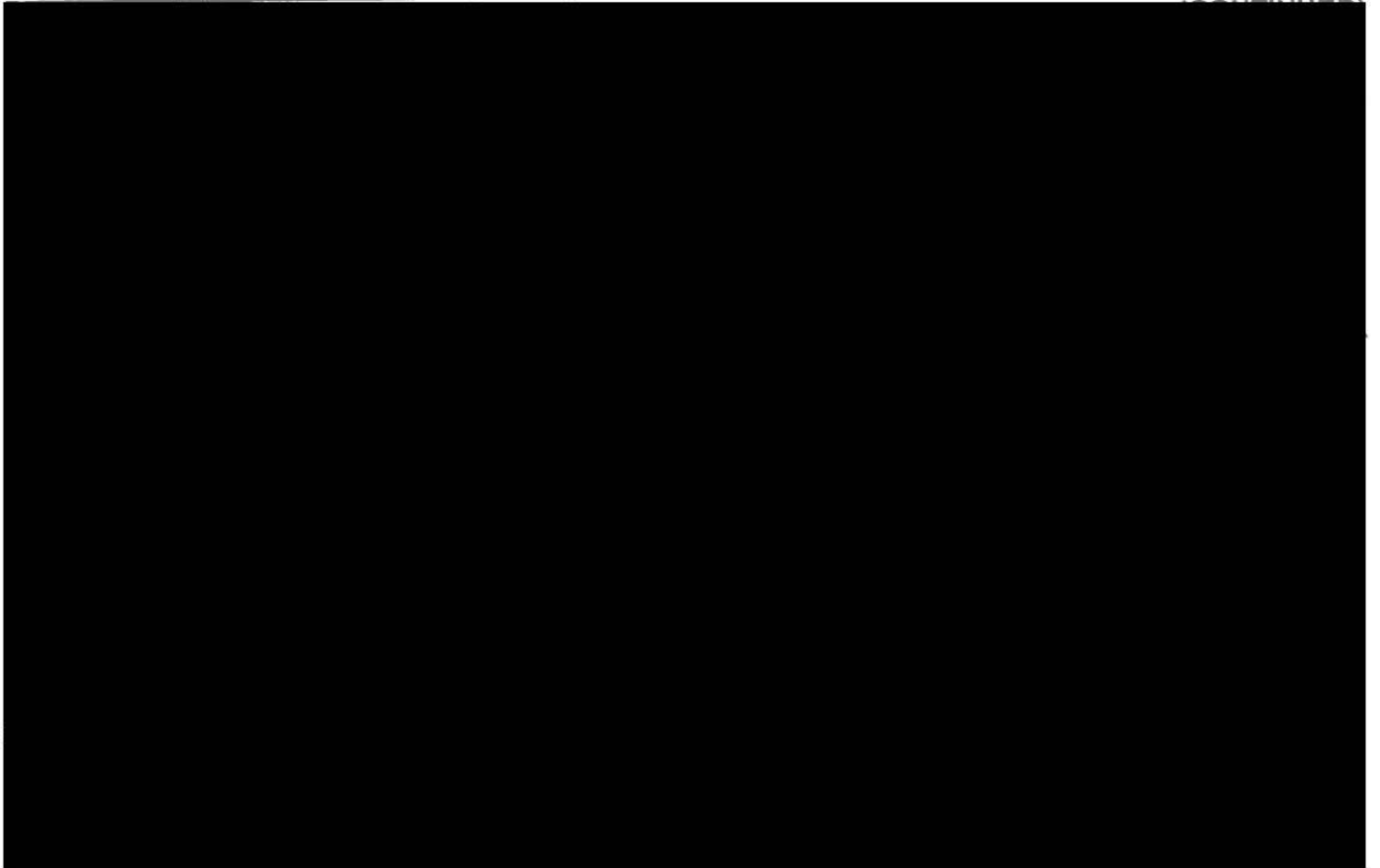
Statement Period:

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May 17, 2024

Page 2 of 2



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Account Number:



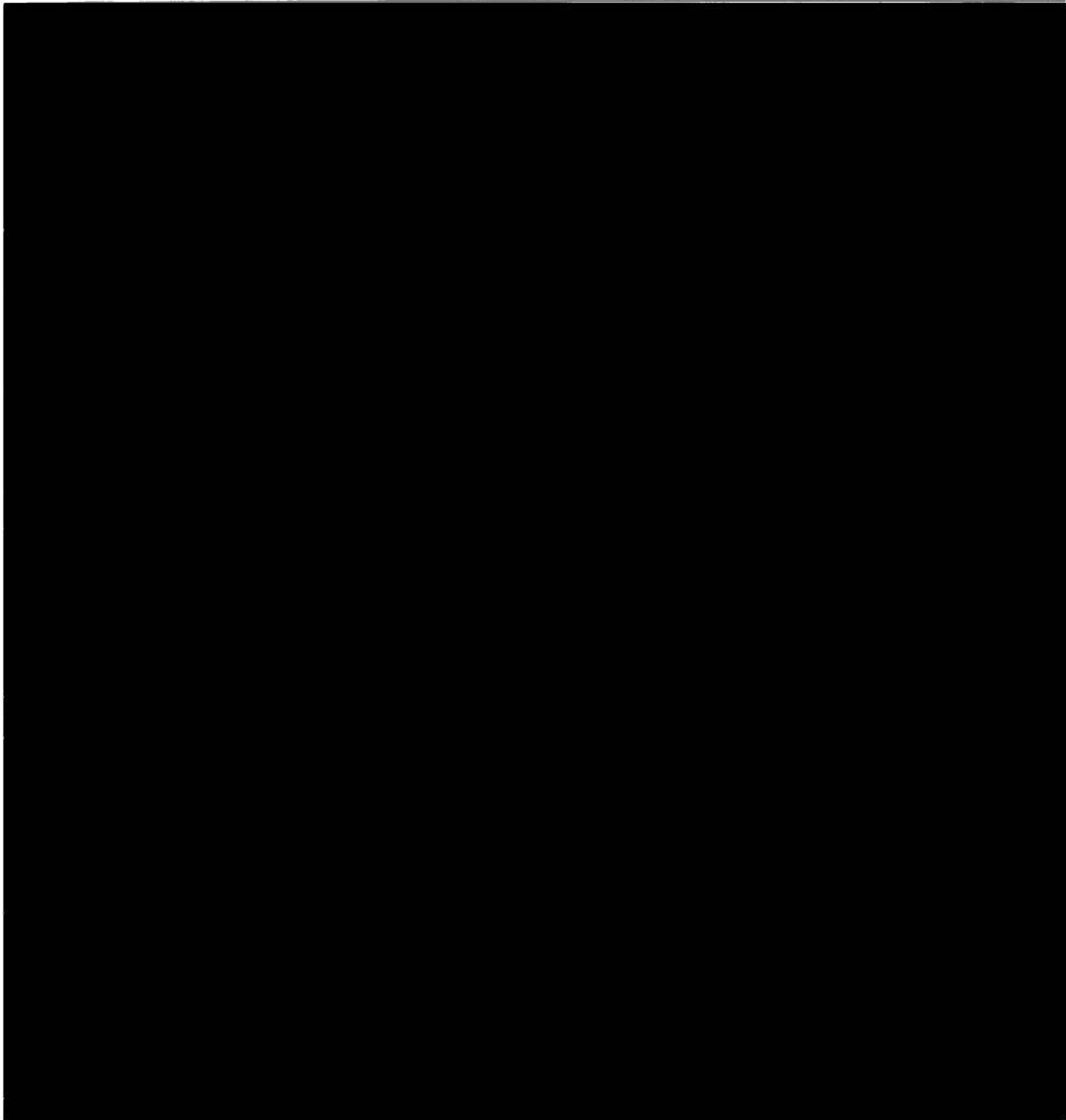
Statement Period:

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Apr 17, 2024

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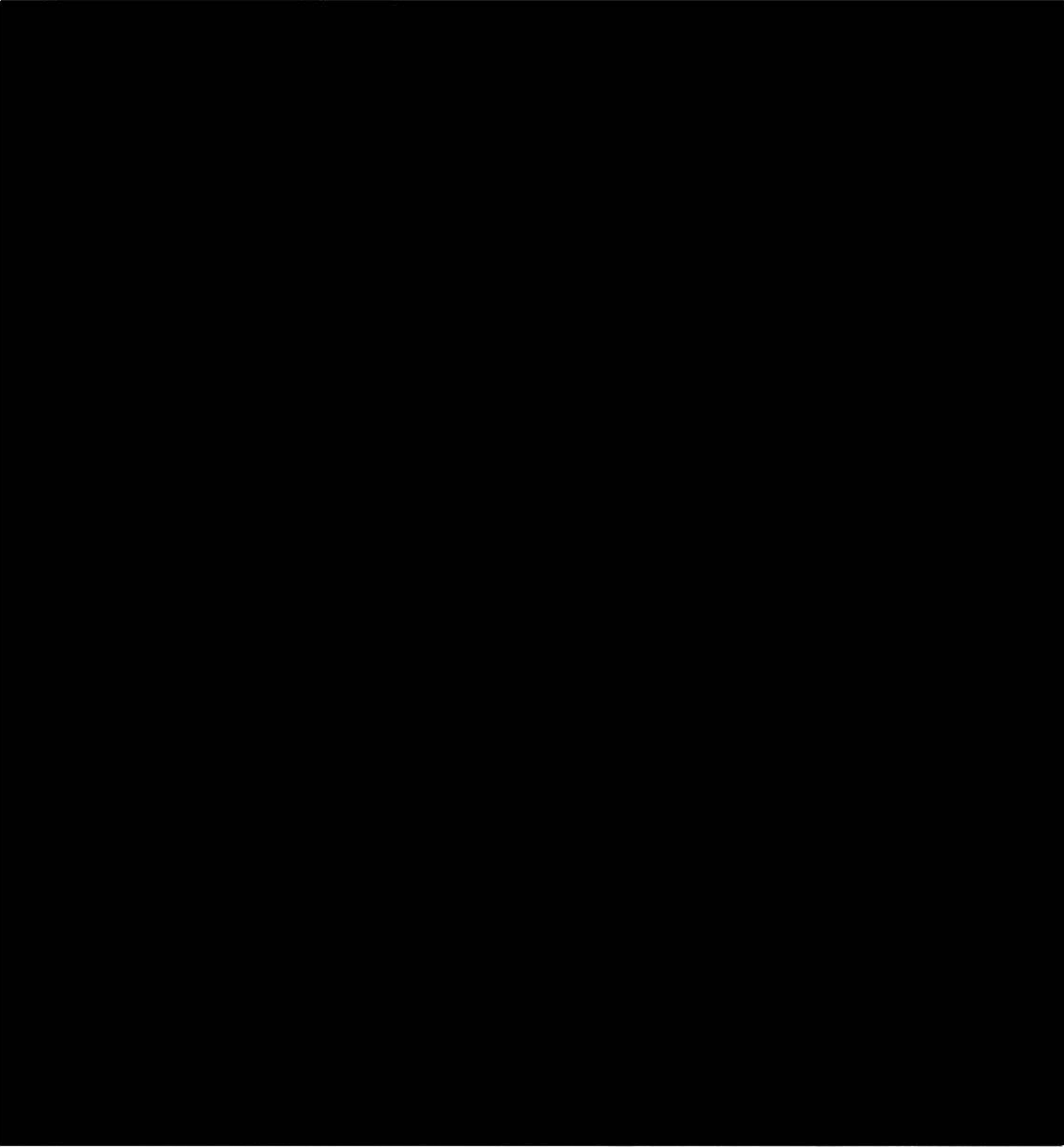
Statement Period:

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Mar 19, 2024

Page 2 of 3



Account Number

Statement Period:

Jan 22, 2024

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Feb 20, 2024

Page 1 of 2

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DEL REY ESTATES HOMEOWNERS ASSOCIATION

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DEL REY ESTATES HOMEOWNERS ASSOCIATION



# Business Statement

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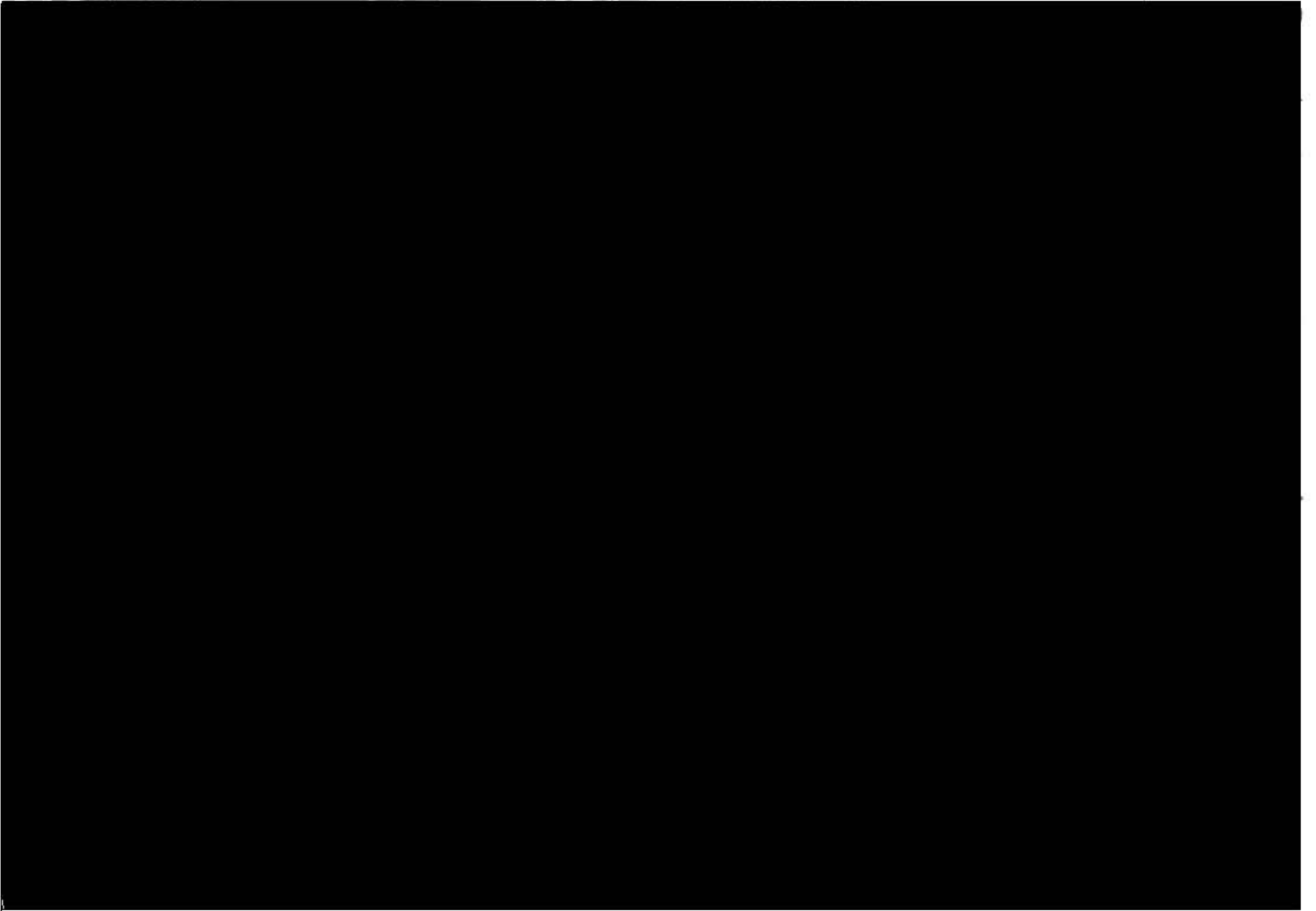
Statement Period

Jan 22, 2024

through

Feb 20, 2024

Page 2 of 2





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Statement Period:

Dec 20, 2023

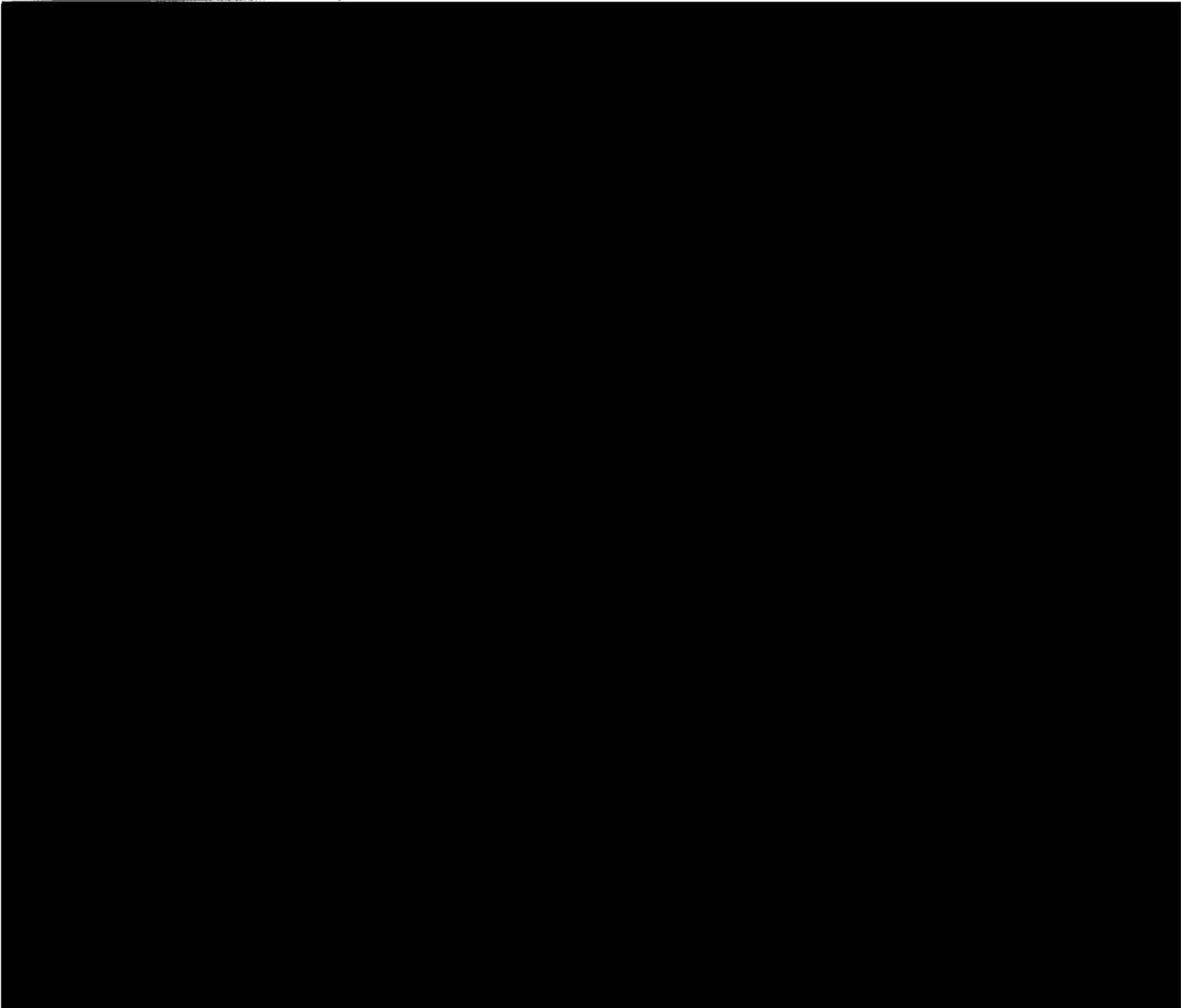
through

Jan 19, 2024

Page 1 of 2



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DEL REY ESTATES HOMEOWNERS ASSOCIATION



Account Number

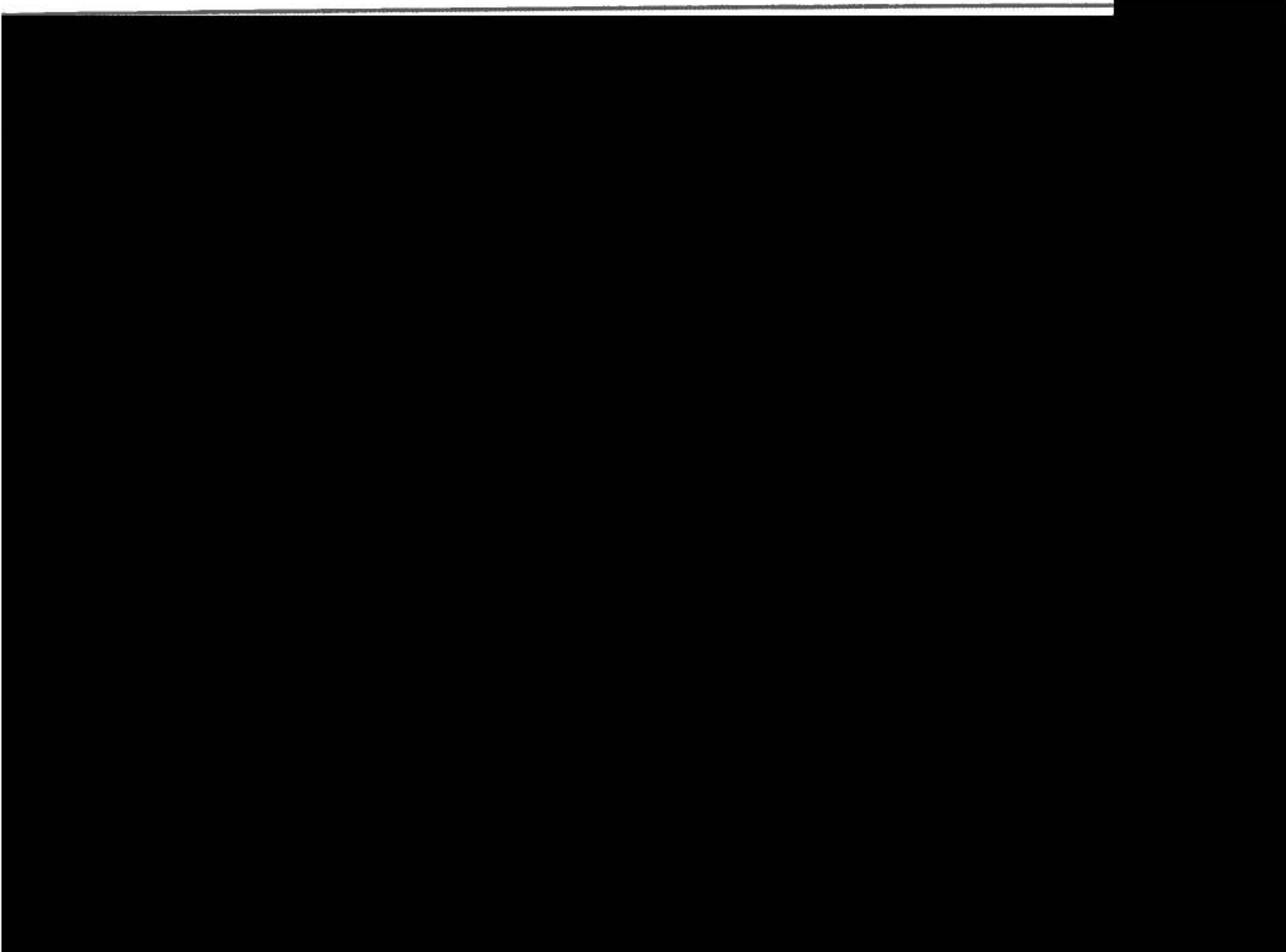
Statement Period

Dec 20, 2021

through

Jan 19, 2022

Page 2 of 2



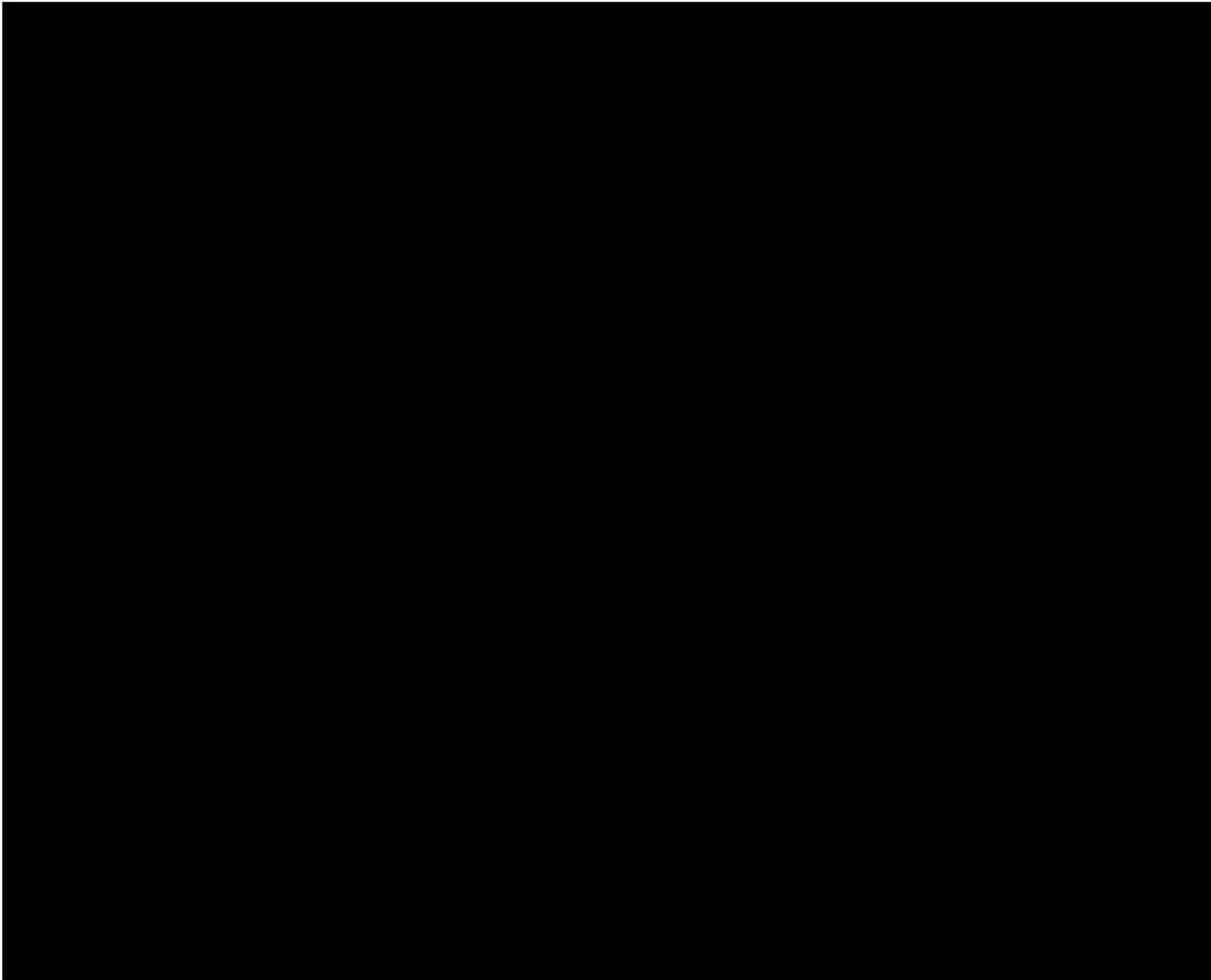
**EXHIBIT D**

**EXHIBIT D**

**DEL REY ESTATES 2025 FINANCIAL BUDGET PROPOSAL**

January - June

JAN FEB MAR APR MAY JUN





**EXHIBIT E**

**EXHIBIT E**

## DEL REY ESTATES 2024 FINANCIAL FORECAST ESTIMATE

(January - Jun Actual)

JAN

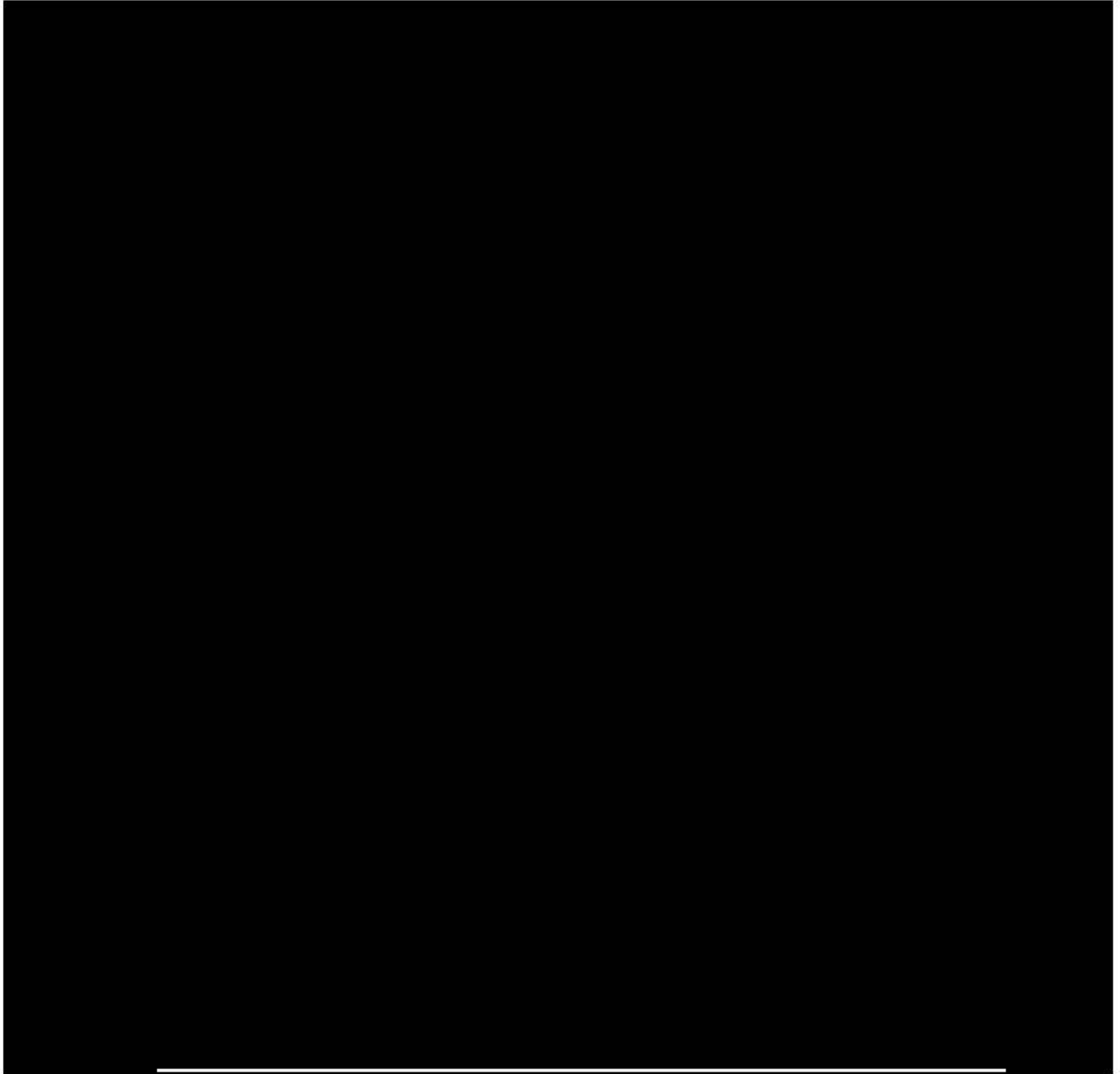
FEB

MAR

APR

MAY

JUN



**EXHIBIT F**

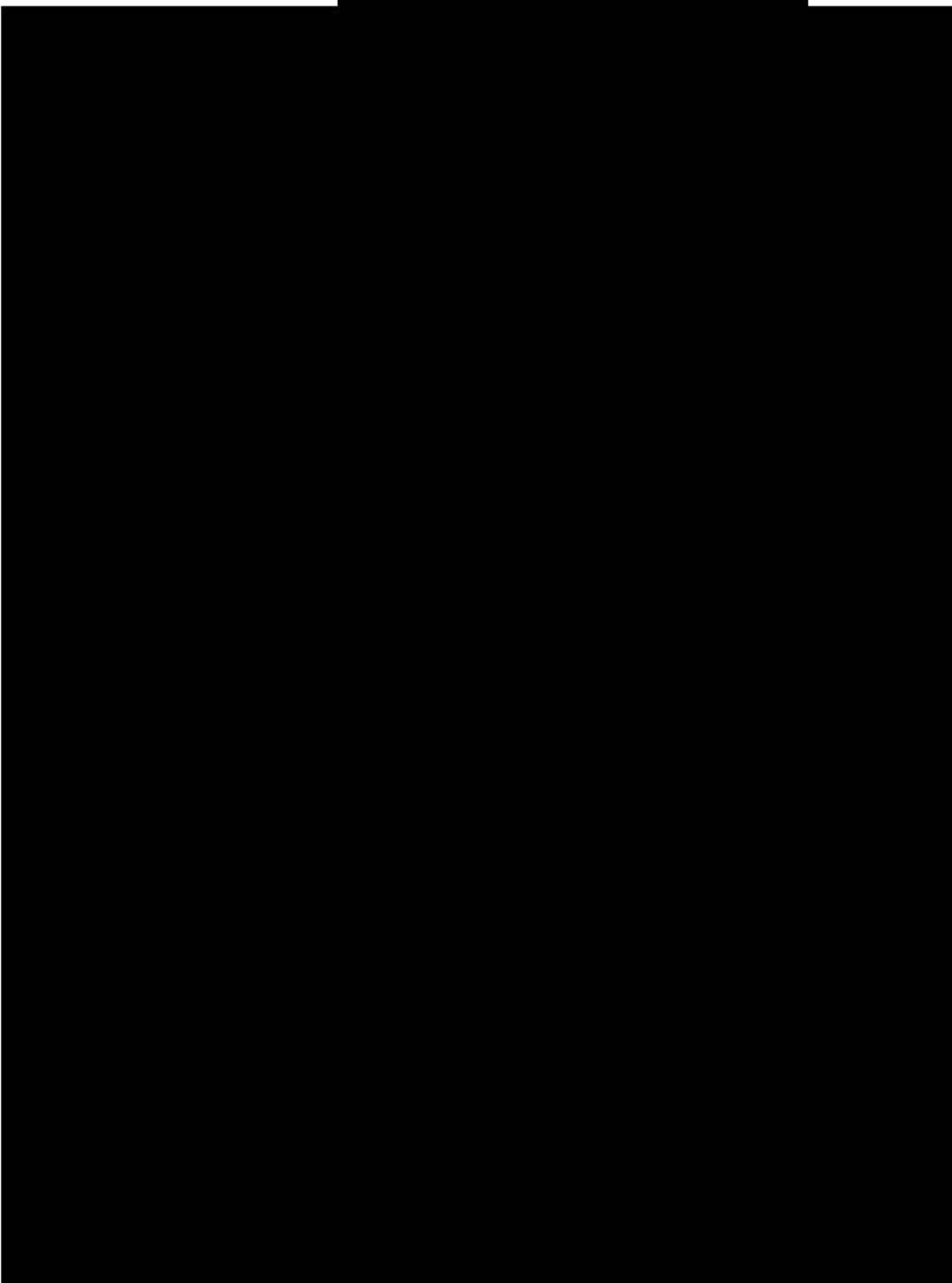
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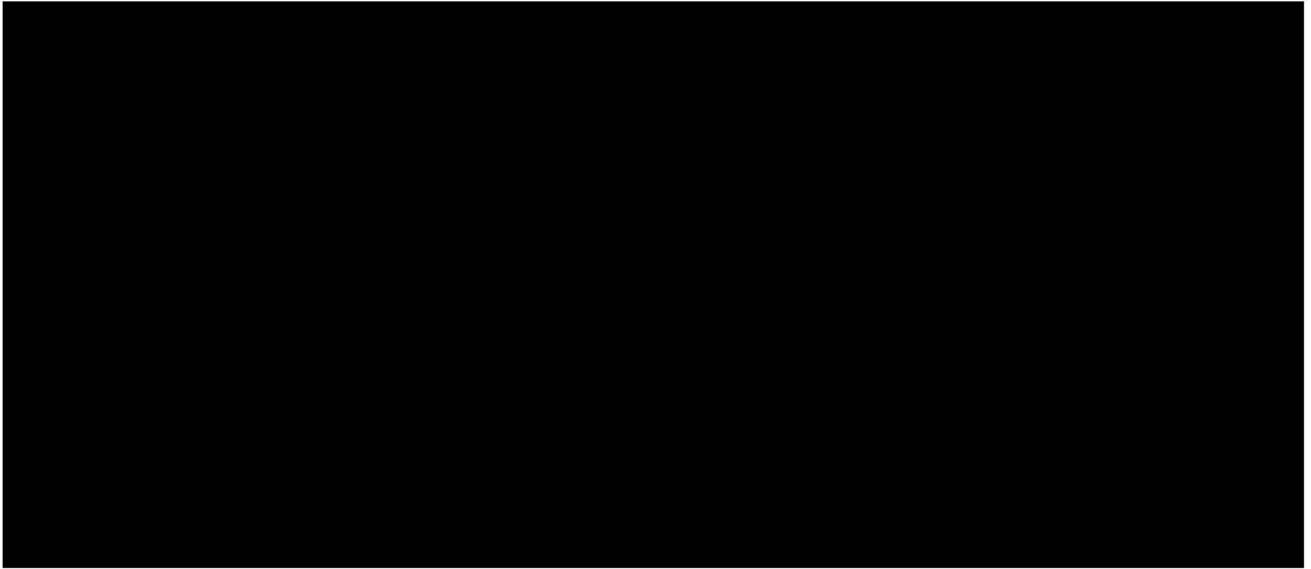
DEL REY ESTATES FINANCIAL REPORT- 2023

MONTH

INCOME

EXPENSE





**EXHIBIT G**

**EXHIBIT G**

DEL REY ESTATES FINANCIAL REPORT- 2024

MONTH

INCOME

EXPENSE

