From:	Gary Porter
To:	NRED Administration
Subject:	Reserve study cycle
Date:	Saturday, July 25, 2026 6:04:22 PM
Attachments:	image001.png

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The current 5-year cycle in Nevada law is too long and should be shortened to 3 years. Reasons are:

1. This would be consistent with what other states require
2. The higher rates of inflation in recent years has created financial hardship for many associations because they failed to update costs for 5 years and oft discovered that their replacement cost estimates were understand by 20% to 35%. Failure to perform more timely updates of replacement costs means that the association's dues structure was not keeping pace with inflation. Some associations have recognized this disconnect and are updating their reserve studies on a 3-year cycle.
3. Generally accepted reserve study principles ad standards (www.capitalbudgeting.org) have always recommended a 3-year update cycle.

FACILITIES ADVISORS

Gary Porter

Gary Porter, FMP, RS, CPA, RRC
Facilities Advisors

Main: (877) 304-6700 | Direct: (702) 605-2394
gporter@FacilitiesAdvisors.com
www.FacilitiesAdvisors.com | Offices Nationwide

SINCE 1982
RESERVE STUDIES
MAINTENANCE PLANS
CAPITAL BUDGETS

Upload Files Here