

December 2024

To: Landings #6 Condominium Association Owners

2025 APPROVED OPERATING BUDGET

Dear Unit Owners:

Enclosed for your information is a copy of your Association's approved 2025 budget. New payment coupons and envelopes will be mailed separately. If you are on the electronic automatic payment program you will not receive coupons. If you have autopay set up through Lawrence Management, the new amount will be automatically updated. If your payment is scheduled through your bank's online bill pay system, you will need to verify that the payee address for payments is the address below and that the amount is updated. Payments should be made to:

Landings #6 Condominium Association Inc.
c/o Lawrence Community Management Group
PO Box 97516
Las Vegas, NV 89193-7516

The approved 2025 Operating Budget is \$80,562.00, Reserve contributions are \$24,000.00 with funding allocated to exterior building repairs. It should be noted that the unit owners have voted to waive fully funding the reserve account. Approval of this waiver permits the Board to assess for reserve project funding.

Please note that your monthly payment is due on the 1st of each month and is considered late if not received by the 10th of the month. Payments received after the 15th will be assessed a Late Payment Fee of \$10. If you wish to pay by check, please mail your payment early enough to be received on time. The Association will not waive late fees due to postal delays. If you are concerned about mailing time, please consider enrolling in the monthly automatic payment program.

Please contact our office if you have any questions.

Sincerely,

Lawrence Community Management Group

Managing Agent for Landings #6 Condominium Association, Inc.

Budget Summary - see reverse side

LANDINGS CONDO ASSOCIATION 6 BUDGET		2025	2025
Description	Code	Proposed Receipts	Proposed Expenses
Condo Unit 85 (5.567125%)	4015	\$4,484.99	
Condo Unit 86 (5.567125%)	4015	\$4,484.99	
Condo Unit 87 (7.388125%)	4015	\$5,952.03	
Condo Unit 88 (5.567125%)	4015	\$4,484.99	
Condo Unit 89 (5.567125%)	4015	\$4,484.99	
Condo Unit 90 (7.388125%)	4015	\$5,952.03	
Condo Unit 91 (7.388125%)	4015	\$5,952.03	
Condo Unit 92 (5.567125%)	4015	\$4,484.99	
Condo Unit 93 (5.567125%)	4015	\$4,484.99	
Condo Unit 94 (7.388125%)	4015	\$5,952.03	
Condo Unit 95 (7.388125%)	4015	\$5,952.03	
Condo Unit 96 (5.567125%)	4015	\$4,484.99	
Condo Unit 97 (5.567125%)	4015	\$4,484.99	
Condo Unit 98 (7.388125%)	4015	\$5,952.03	
Condo Unit 99 (5.567125%)	4015	\$4,484.99	
Condo Unit 100 (5.567125%)	4015	\$4,484.99	
Accounting Fees	6005		\$225.00
Legal Fees - General Services	6020		\$600.00
Legal Fees - Owner for Collection	6025		\$0.00
Management Fees	6040		\$6,000.00
Misc. Administrative Fees	6045		\$100.00
Operating Account Bank Fees	6055		\$40.00
Checks & Checkbook Supply	6060		\$0.00
Postage	6064		\$65.00
Copies & Printing	6065		\$200.00
Meeting Expenses	6080		\$0.00
Website Expenses/Hosting Fees	6093		\$588.00
Recording Secretary Services	6100		\$100.00
General Insurance Premiums	6225		\$8,394.00
Electricity - Common Area	6360		\$1,000.00
Water/Sewer - Common Area	6365		\$3,800.00
Trash Removal Service	6370		\$6,778.00
Landscaping Contract	6500		\$4,722.41
Mulching & Edging	6515		\$1,216.30
Other Landscaping	6517		\$0.00
Tree Trimming & Removal	6523		\$3,000.00
Snow Removal	6601		\$3,314.20
Salt & De-Icer	6610		\$300.00
Deck & Railing Maintenance & Repair	6828		\$0.00
Electrical Maint. & Repair	6840		\$0.00
Exterior Building Repairs	6848		\$0.00
Exterminating Service	6851		\$825.00
Gutter Cleaning & Repair	6880		\$1,400.00
Interior Building Repairs	6892		\$0.00
Lights, Fixtures & Bulbs	6905		\$50.00
Painting - Exterior	6935		\$0.00
Roof Maintenance & Repair	6950		\$0.00
Racquet & Swim Dues	7290		\$10,772.17
Racquet & Swim Lease Payments	7295		\$3,072.00
Reserve Funding	7430		\$24,000.00
TOTAL:		\$80,562.08	\$80,562.08

Monthly Fees:

Units: 85, 86, 88, 89, 92, 93, 96, 97, 99, 100	\$373.75
Units: 87, 90, 91, 94, 95, 98	\$496.00