



# Highleah Townhouses

2001 Pembroke Crescent West Independence, MO 64057

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March 20, 2026

Dear Member,

The Board of Directors and management have completed the budget process for the next fiscal year that begins June 1, 2026.

Highleah Townhomes is a non-profit corporation. Every dollar collected in carrying charges is spent on the maintenance and upkeep of the property itself. Every year costs go up. Everything from the price of plumbing parts to appliances went up, some of them doubled in cost.

For instance, of your monthly Carrying charges:

\$162.04 goes to taxes & property Insurance

\$48.76 to Water and sewer

\$15.15 to trash service

\$38.50 to Mowing and Grounds

Our number one goal is to protect and increase the value of your investment. To do that we must not only meet the expenses incurred in the day-to-day operations and at the same time replace capital items, plan for future costs, and provide safe and affordable housing for our members and their families.

Taking all of that into consideration **the board was forced to approve an increase of \$37.00 a month in carrying charges for every unit.**

The new carrying charges due June 1, 2026, are as follows.

<u>Unit Size</u>	<u>Present Charges</u>	<u>New Carrying Charge</u>
1-bedroom	733.00	770.00
1-Bedroom end	736.00	773.00
2-bedroom	747.00	784.00
2-bedroom end	750.00	787.00
3-bedroom	760.00	797.00
3-bedroom end	763.00	800.00

Mike Lauer

Tailor Made Property Services Inc.

For Highleah Townhomes Board of Directors