



Loma Vista West Townhouses, Inc.

February 28, 2019

Member
Loma Vista West Townhouses

Dear Member,

The Board of Directors and management have completed the budget process for the next fiscal year that begins April 1, 2019.

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

The most noteworthy items are:

1. KC Water has indicated an increase of \$17,000 a year to the property.
2. KCPL indicated a 2.5% Increase.
3. Property Taxes increased by 2%.
4. Due to the recent Reserve Study and the aging infrastructure plumbing (water mains) & air conditioning, cost have increased about 100%.

As a reminder any water savings you as members can initiate individually will be reflected in your carrying charges.

With regards to water as many of you know we also incurred a couple large water, sewer, and basement problems this year. Loma Vista was built in the 1960's and as such our plumbing is reaching a critical age.

As you can see these are not discretionary accounts but hard increases due to government and aging infrastructure. We will continue to always look for ways to keep your costs down.

We continue to rebuild your replacement reserves to guard against any large capital expenditures that will eventually arise due to the age of the property.

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Taking all of that into consideration the board has reduced the increase needed to only \$28.00 a month in carrying charges for each unit.

The new carrying charges due April 1, 2019 are as follows.

	New Carrying Charge
Alamo 2 bed 1 bath	561
Alamo 2 bed 1 bath walk out basement	567
Bolero 2 bed 1 1/2 bath	548
Bolero 2 bed 1 1/2 bath walk out basement	554
Cantina 3 bed 1 3/4 bath	586
Cantina 3 bed 1 3/4 bath walk out basement	592
Durango 3 bed 1 3/4 bath garage	617

We continue to strive to keep Loma Vista West affordable but also beautiful.

Connie Mayer
Regional Managing Agent
Tailor Made Property Services Inc.
Loma Vista West Townhouses, Inc.