

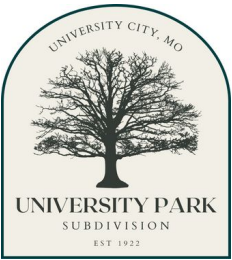
# University Park Subdivision

2024 Annual Meeting



# Annual Meeting Agenda

- Welcome 6:00 pm
- Year In Review 6:05 pm
- 5 Year Capital Improvement Plan
- Financial Summary & Outlook
- Year Ahead & Q&A 6:30pm
- Election 6:55 pm



# 2023 Goals

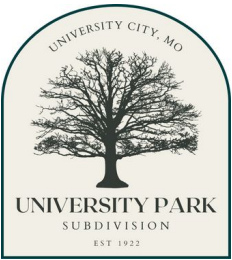
- ✓ Capital Improvement Planning (Streets)
  - ✓ Street Assessment Update & Cost Estimates
  - ✓ U City Negotiated Agreement
  - ✓ Timeline & Next Steps
- ✓ Forest Management
- ✓ Partnership with U City in Bloom
- ❑ Communications & Trustee Admin
  - ❑ \*Website Refresh
  - ❑ \*Welcome Letters
  - ❑ \*Communication Cadence (monthly, yearly, special)
  - ❑ Trustee Handbook

# 2023 Year in Review

6:05-6:15pm

- **Street Reconstruction Project**
- **Capital Improvement Planning**
  - Audited the frontage of every lot (as entered in the accounting system)
  - Gathered info on options for financing street projects
  - Created a 5 Year Capital Improvement Plan (Streets)
- **Delinquent Assessments**
  - Delinquent account cleanup & collection
  - Audited every line
  - Attempted to contact lot owners (with some success!)
  - Large and aging delinquencies to our collections attorney
- **Accounting/Property Management Review**
  - Reviewed terms with DNI and considered options
  - Opened high interest account independent of DNI
  - Audited data in DNI's accounting system for accuracy
- **Other Admin**
  - Reinstated MO Non-Profit Registration
  - Prepared to transfer website to new host (regained domain access, etc)
- **Normal Operations**

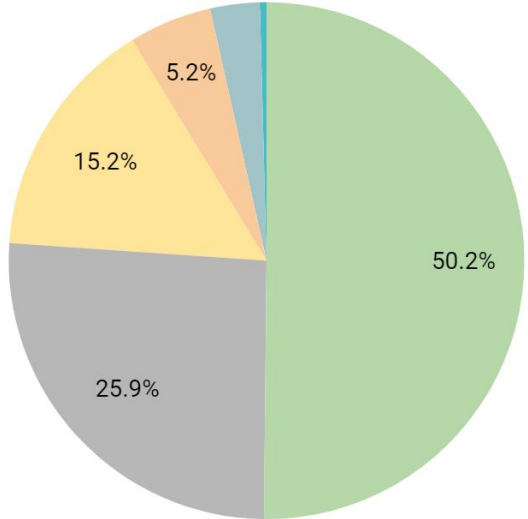




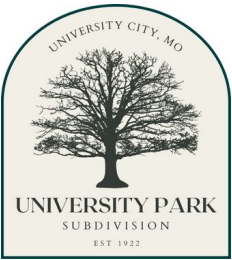
# 2023 Financial Summary

	2023
<b>Income</b>	<b>219,603</b>
<b>Operating Expenses</b>	
Trees	63,655
Street/Sidewalk Maint	32,921
Admin	19,264
Insurance/Taxes	6,613
Grounds	3,945
Utilities	524
<b>Total Operating Expenses</b>	<b>126,922</b>
<b>Net Operating Income</b>	<b>92,681</b>
<b>Capital Improvements</b>	<b>322,235</b>
<b>Cash Balance Start of Year</b>	426,552
<b>Cash Balance End of Year</b>	196,999
<b>Net Change in Cash (Working Capital)</b>	<b>(229,553)</b>

2023 Operating Expenses



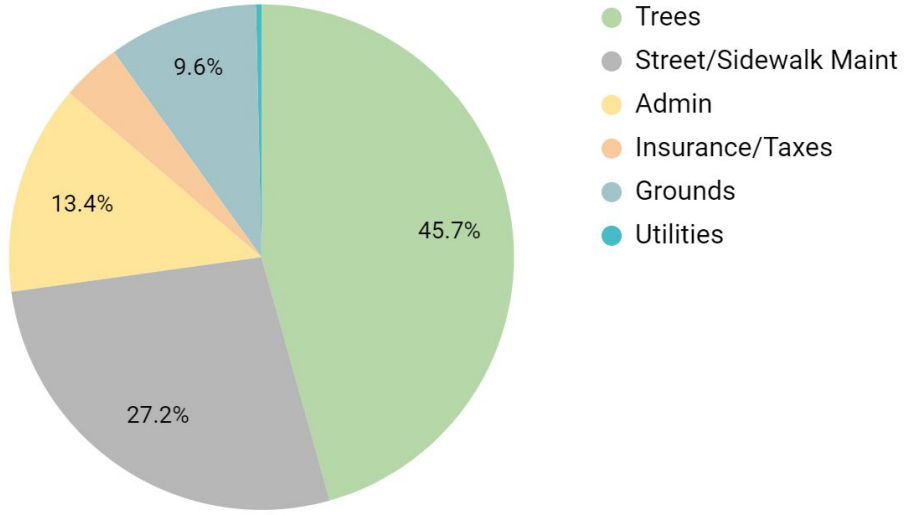
- Trees
- Street/Sidewalk Maint
- Admin
- Insurance/Taxes
- Grounds
- Utilities



# 2024 Budget Estimates

2024	Estimated
<b>Income</b>	<b>355,550</b>
<b>Operating Expenses</b>	
Trees	74,214
Street/Sidewalk Maint	44,141
Admin	21,850
Insurance/Taxes	6,200
Grounds	15,596
Utilities	567
<b>Total Operating Expenses</b>	<b>162,568</b>
<b>Net Operating Income</b>	<b>192,982</b>
<b>Capital Improvements</b>	<b>290,000</b>
<b>Net Change in Cash (Working Capital)</b>	<b>(97,018)</b>
<b>Cash Balance Start of Year</b>	<b>196,999</b>
<b>Cash Balance End of Year</b>	<b>99,981</b>

2024 Estimated Operating Expenses





# Capital Improvement Plan

- Rolling 5 year plan
- Reviewed annually in the fall during budget planning
- Next 5 years focus: Streets
- Priorities: based on the 2022 Street Assessment
- Strategy: Generally, work grouped by type and/or proximity each year
- Budget: ~\$275-300k annually
- Funding: Special assessments
- Management: Horner & Shifrin

## FAQ:

**Will we finish curbs & gutters?** Yes. The remaining curbs & gutters are scheduled to be replaced in 2024 concurrent with asphalt reconstruction.

**What about sidewalks?** Yes, but not right away. We plan to engage H&S to complete a sidewalk rating assessment in 2024 or 2025 (depending on budget) and will use that to inform future planning similar to what we have done for the streets.

**What about other issues with the streets like water pooling?** It depends. In some areas, the pooling or drainage issues may be fixed when the street is reconstructed. In other cases (like where the street is not scheduled for reconstruction anytime soon), we will engage H&S for technical assistance.



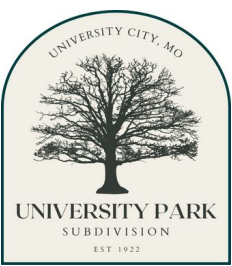
# 2022 Street Assessment



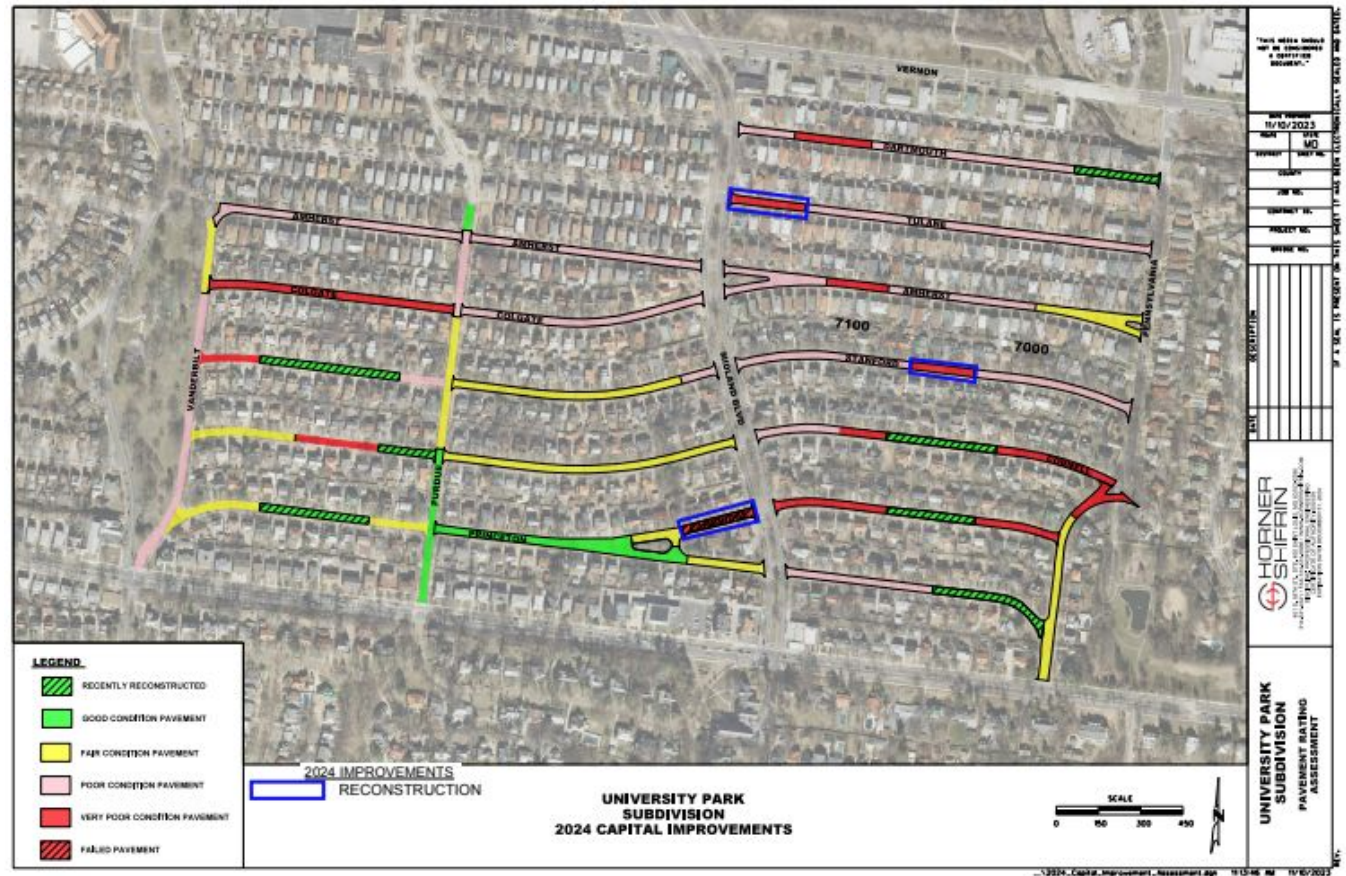
**62% of the streets in POOR or worse condition**  
**>\$12 million in repairs needed**







# 2024 Street Project



"This work shall be in accordance with the specifications of the Missouri Department of Transportation."

DATE: 10/16/2023  
 CITY: MO  
 COUNTY: MO  
 SHEET NO.:  
 JOB NO.:  
 CONTRACT NO.:  
 PROJECT NO.:  
 DRAWING NO.:

UNIVERSITY PARK SUBDIVISION PAVEMENT BIDDING ASSESSMENT

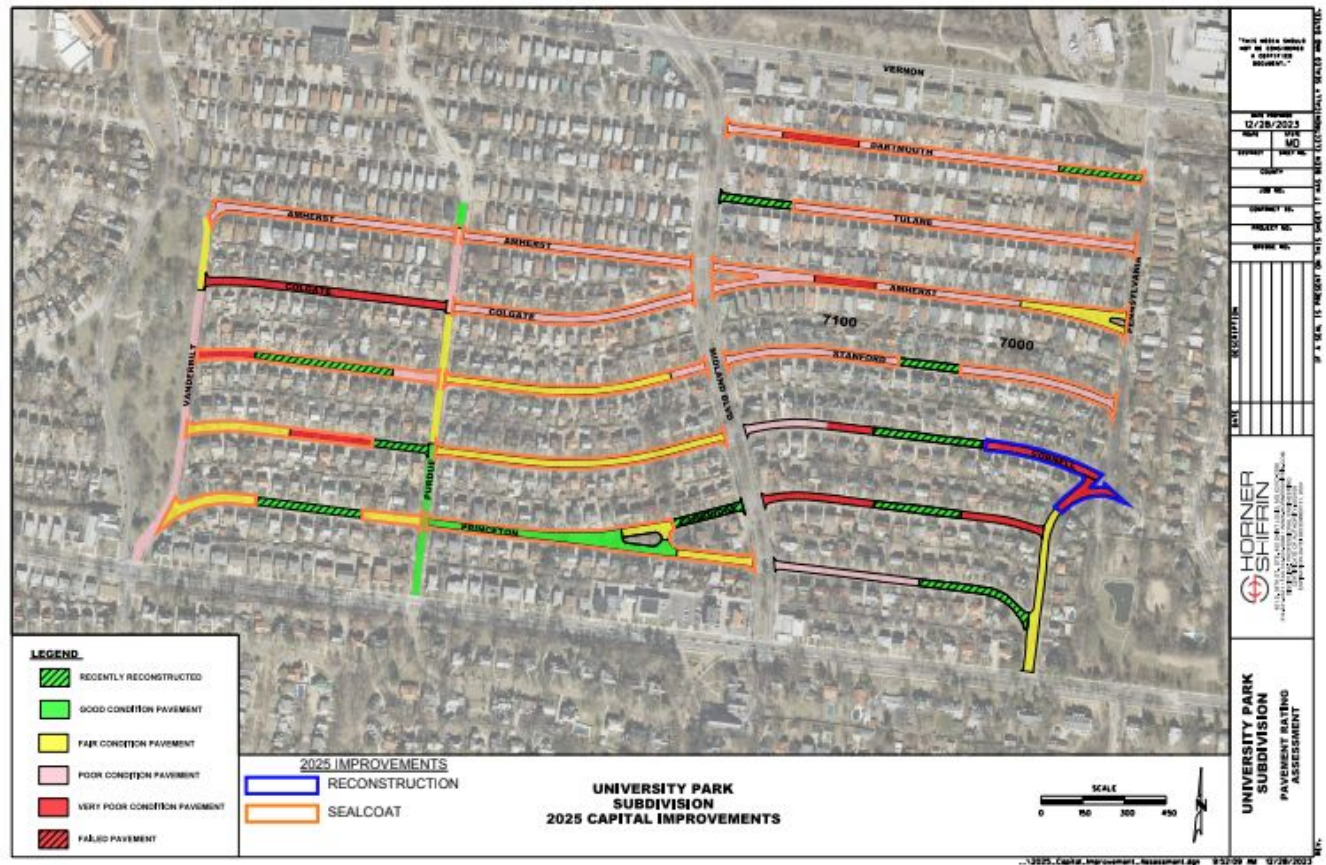
HORNER SHIFRIN

UNIVERSITY PARK SUBDIVISION PAVEMENT BIDDING ASSESSMENT

Remaining curbs & gutters + adjacent street reconstruction  
 Reconstruct last FAILED section



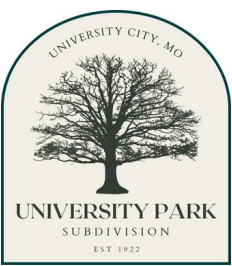
# 2025 Street Project - Proposed



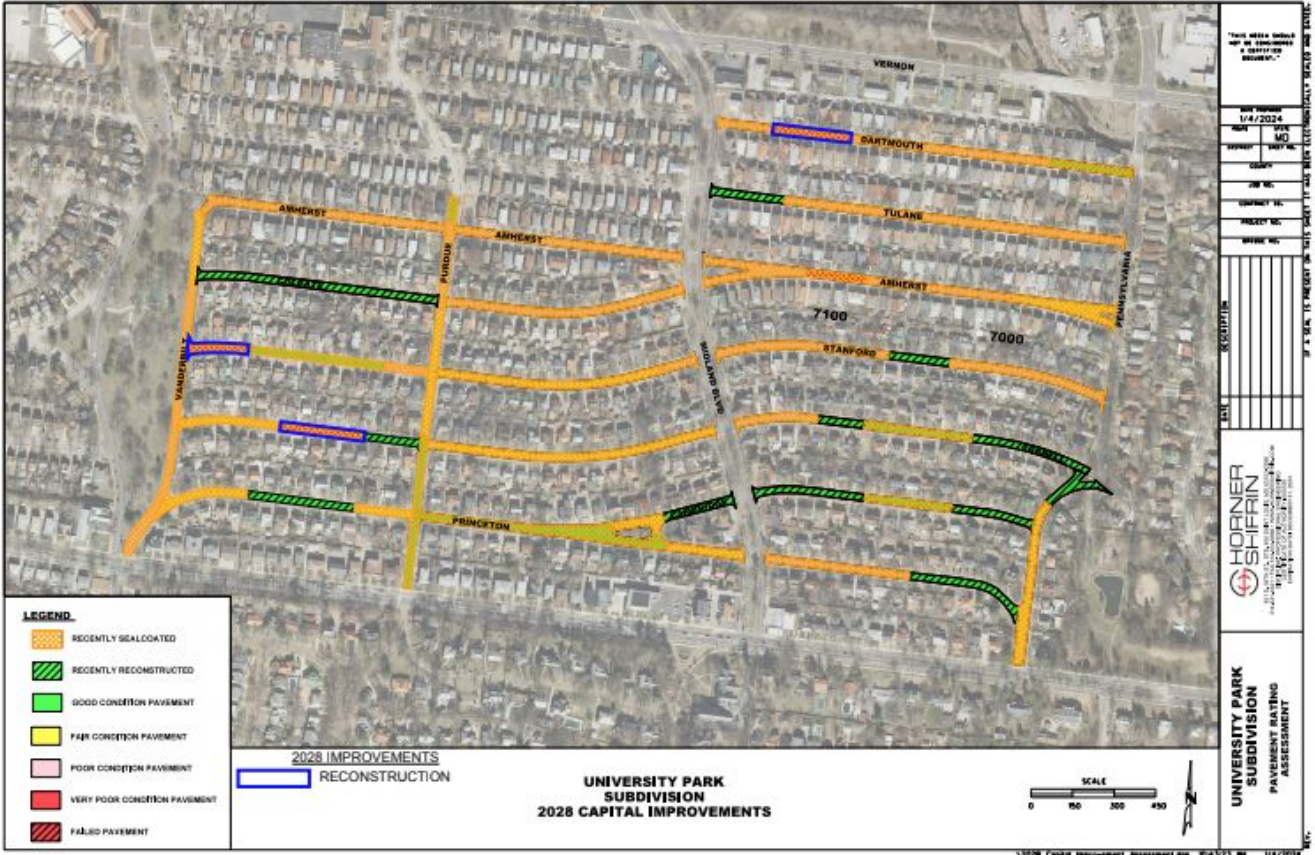
**Continue reconstructing VERY POOR sections**  
**Seal POOR and FAIR sections to extend life**







# 2028 Street Project - Proposed



Reconstruct VERY POOR sections

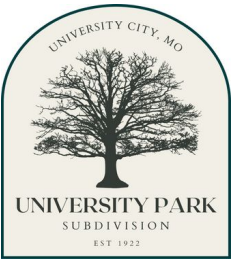


# Capital Improvements Summary 2022–2029



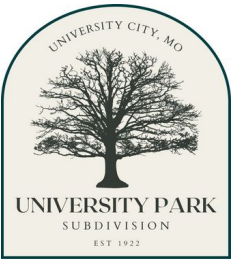
2015	Street Assessment		
2022	Street Assessment Updated	No projects	62% streets POOR to FAILED
2023	75% of FAILED streets reconstructed 7 urgent sidewalk spot repairs	7100 Princeton - East 7300 Princeton - Center 7300 Cornell - East	1 FAILED section (7200 Cambridge) remaining
2024	Reconstruct last FAILED section Start reconstruction of VERY POOR sections All remaining curbs & gutters done Sidewalk Assessment	7200 Cambridge 7100 Stanford - Center 7100 Tulane - West	All FAILED sections reconstructed  All curbs & gutters reconstructed
2025	Continue reconstructing VERY POOR sections Seal POOR & FAIR sections to extend life	7100 Cornell - East Vassar at Lewis Park Seal - various streets	
2026	Continue reconstructing VERY POOR sections Seal FAIR & GOOD sections to extend life	7100 Cambridge - East 7100 Cambridge - West 7100 Cornell - Center	
2027	Continue reconstructing VERY POOR sections Update Street Assessment	7300 Colgate	All streets reconstructed or sealed
2028	Continue reconstructing VERY POOR sections	7100 Dartmouth 7300 Stanford - West 7300 Cornell - Center	
2029	Finish reconstruction of VERY POOR sections Start mill & overlay of POOR sections	East side	





# Financial Planning – Assumptions

- Operating expenses
- Percent assessments collected
- Annual project budget
  - Current plan = ~\$2.3 million of street repairs by 2029
  - Could reduce annual scope and extend the plan several years
- Construction costs
- Contingencies
- Self-funded

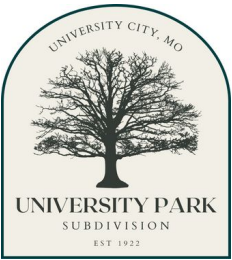


# Summary of Cash Flows

## “Hold Steady” – No additional assessment raise

	2022	2023	2024	2025	2026	2027	2028	2029
<b>Assessment (\$/ft)</b>	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
<b>Special Assessment (\$/ft)</b>	\$5.00	\$5.25	\$8.25	\$8.25	\$8.25	\$8.25	\$8.25	\$8.25
<b>Total Assessment (\$/ft)</b>	\$5.50	\$5.75	\$8.75	\$8.75	\$8.75	\$8.75	\$8.75	\$8.75
<i>% change in Total Assessment</i>	0%	4.5%	52.2%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Income</b>								
<b>Total Assessments Billed</b>	\$219,940	\$229,833	\$348,549	\$348,549	\$348,549	\$348,549	\$348,549	\$348,549
<b>Total Assessments Received</b>	\$223,567	\$ 209,764	\$331,121	\$331,121	\$331,121	\$331,121	\$331,121	\$331,121
<b>Total Income</b>	\$231,077	\$ 219,603	\$331,121	\$331,121	\$331,121	\$331,121	\$331,121	\$331,121
<i>% Asst's Paid</i>	102%	91%	95%	95%	95%	95%	95%	95%
<b>Expenses</b>								
<b>Total Operating Expenses</b>	\$140,760	\$126,922	\$131,999	\$137,279	\$142,770	\$148,481	\$154,420	\$160,597
<b>Net Operating Income</b>	\$90,317	\$92,681	\$199,122	\$193,842	\$188,351	\$182,641	\$176,701	\$170,524
<b>TOTAL Capital Improvement Expenses</b>	\$0	\$322,235	\$290,000	\$301,600	\$313,664	\$326,211	\$339,259	\$352,829
<b>Net Income</b>	\$ 79,180	\$ (229,554)	\$ (90,878)	\$ (107,758)	\$ (125,313)	\$ (143,570)	\$ (162,558)	\$ (182,305)
<b>Starting Cash Balance</b>	\$502,538	\$426,552	\$196,998	\$106,121	\$ (1,637)	\$ (126,950)	\$ (270,520)	\$ (433,077)
<b>Ending Cash Balance</b>	\$426,552	\$196,998	\$106,121	\$ (1,637)	\$ (126,950)	\$ (270,520)	\$ (433,077)	\$ (615,382)

- Occasional or smaller capital projects

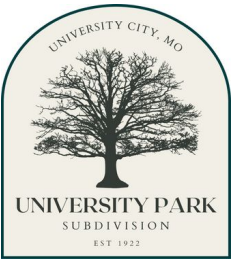


# Summary of Cash Flows

## “Hold Steady” – No raise & descope projects

	2022	2023	2024	2025	2026	2027	2028	2029
Assessment (\$/ft)	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
Special Assessment (\$/ft)	\$5.00	\$5.25	\$8.25	\$8.25	\$8.25	\$8.25	\$8.25	\$8.25
Total Assessment (\$/ft)	\$5.50	\$5.75	\$8.75	\$8.75	\$8.75	\$8.75	\$8.75	\$8.75
% change in Total Assessment	0%	4.5%	52.2%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Income</b>								
Total Assessments Billed	\$219,940	\$229,833	\$348,549	\$348,549	\$348,549	\$348,549	\$348,549	\$348,549
Total Assessments Received	\$223,567	\$209,764	\$331,121	\$443,901	\$460,818	\$478,412	\$496,709	\$515,739
Total Income	\$231,077	\$219,603	\$331,121	\$331,121	\$331,121	\$331,121	\$331,121	\$331,121
% Asst's Paid	102%	91%	95%	95%	95%	95%	95%	95%
<b>Expenses</b>								
Total Operating Expenses	\$140,760	\$126,922	\$131,999	\$137,279	\$142,770	\$148,481	\$154,420	\$160,597
Net Operating Income	\$90,317	\$92,681	\$199,122	\$193,842	\$188,351	\$182,641	\$176,701	\$170,524
TOTAL Capital Improvement Expenses	\$0	\$322,235	\$290,000	\$175,000	\$182,000	\$189,280	\$196,851	\$204,725
Net Income	\$ 79,180	\$ (229,554)	\$ (90,878)	\$ 18,842	\$ 6,351	\$ (6,639)	\$ (20,150)	\$ (34,201)
Starting Cash Balance	\$502,538	\$426,552	\$196,998	\$106,121	\$124,963	\$131,314	\$124,675	\$104,525
Ending Cash Balance	\$426,552	\$196,998	\$106,121	\$124,963	\$131,314	\$124,675	\$104,525	\$70,324

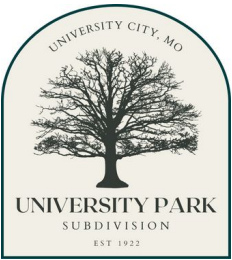
- ~\$1.5 million on streets 2023-2029
- 5 year plan becomes 9-10 year plan
- Future raise would be necessary to finish
- Smaller scope projects are less cost effective



# Summary of Cash Flows

## “Raise with Inflation” – Raise ~4% annually

	2022	2023	2024	2025	2026	2027	2028	2029
<b>Assessment (\$/ft)</b>	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
<b>Special Assessment (\$/ft)</b>	\$5.00	\$5.25	\$8.25	\$8.58	\$8.92	\$9.28	\$9.65	\$10.04
<b>Total Assessment (\$/ft)</b>	\$5.50	\$5.75	\$8.75	\$9.08	\$9.42	\$9.78	\$10.15	\$10.54
<b>% change in Total Assessment</b>	0%	4.5%	52.2%	3.8%	3.8%	3.8%	3.8%	3.8%
<b>Income</b>								
<b>Total Assessments Billed</b>	\$219,940	\$229,833	\$348,549	\$361,607	\$375,188	\$389,313	\$404,002	\$419,279
<b>Total Assessments Received</b>	\$223,567	\$ 209,764	\$331,121	\$343,527	\$356,429	\$369,847	\$383,802	\$398,315
<b>Total Income</b>	\$231,077	\$ 219,603	\$331,121	\$343,527	\$356,429	\$369,847	\$383,802	\$398,315
<b>% Asst's Paid</b>	102%	91%	95%	95%	95%	95%	95%	95%
<b>Expenses</b>								
<b>Total Operating Expenses</b>	\$140,760	\$126,922	\$131,999	\$137,279	\$142,770	\$148,481	\$154,420	\$160,597
<b>Net Operating Income</b>	\$90,317	\$92,681	\$199,122	\$206,248	\$213,659	\$221,367	\$229,382	\$237,718
<b>TOTAL Capital Improvement Expenses</b>	\$0	\$322,235	\$290,000	\$301,600	\$313,664	\$326,211	\$339,259	\$352,829
<b>Net Income</b>	\$ 79,180	\$ (229,554)	\$ (90,878)	\$ (95,352)	\$ (100,005)	\$ (104,844)	\$ (109,877)	\$ (115,111)
<b>Starting Cash Balance</b>	\$502,538	\$426,552	\$196,998	\$106,121	\$ 10,769	\$ (89,236)	\$ (194,080)	\$ (303,957)
<b>Ending Cash Balance</b>	\$426,552	\$196,998	\$106,121	\$ 10,769	\$ (89,236)	\$ (194,080)	\$ (303,957)	\$ (419,068)



# Summary of Cash Flows

## “Incremental Raise” – \$0.50/year

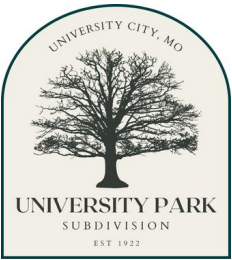
	2022	2023	2024	2025	2026	2027	2028	2029
<b>Assessment (\$/ft)</b>	\$0.50	\$0.50	<b>\$0.50</b>	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
<b>Special Assessment (\$/ft)</b>	\$5.00	\$5.25	<b>\$8.25</b>	<b>\$8.75</b>	<b>\$9.25</b>	<b>\$9.75</b>	<b>\$10.25</b>	<b>\$10.75</b>
<b>Total Assessment (\$/ft)</b>	\$5.50	\$5.75	<b>\$8.75</b>	\$9.25	\$9.75	\$10.25	\$10.75	<b>\$11.25</b>
<b>% change in Total Assessment</b>	0%	4.5%	<b>52.2%</b>	5.7%	5.4%	5.1%	4.9%	4.7%
<b>Income</b>								
<b>Total Assessments Billed</b>	\$219,940	\$229,833	\$348,549	\$368,335	\$388,121	\$407,907	\$427,693	\$447,479
<b>Total Assessments Received</b>	\$223,567	\$ 209,764	\$331,121	\$349,918	\$368,714	\$387,511	\$406,308	\$425,105
<b>Total Income</b>	\$231,077	\$ 219,603	\$331,121	\$349,918	\$368,714	\$387,511	\$406,308	\$425,105
<b>% Asst's Paid</b>	102%	91%	95%	95%	95%	95%	95%	95%
<b>Expenses</b>								
<b>Total Operating Expenses</b>	\$140,760	\$126,922	\$131,999	\$137,279	\$142,770	\$148,481	\$154,420	\$160,597
<b>Net Operating Income</b>	\$90,317	\$92,681	\$199,122	\$212,639	\$225,945	\$239,031	\$251,888	\$264,508
<b>TOTAL Capital Improvement Expenses</b>	\$0	\$322,235	\$290,000	\$301,600	\$313,664	\$326,211	\$339,259	\$352,829
<b>Net Income</b>	\$ 79,180	\$ (229,554)	\$ (90,878)	\$ (88,961)	\$ (87,719)	\$ (87,180)	\$ (87,371)	\$ (88,321)
<b>Starting Cash Balance</b>	\$502,538	\$426,552	\$196,998	\$106,121	\$ 17,160	\$ (70,560)	\$ (157,740)	\$ (245,110)
<b>Ending Cash Balance</b>	\$426,552	\$196,998	\$106,121	\$ 17,160	\$ (70,560)	\$ (157,740)	\$ (245,110)	\$ (333,432)



# Summary of Cash Flows

## “Incremental Plus” – \$1/year

	2022	2023	2024	2025	2026	2027	2028	2029
<b>Assessment (\$/ft)</b>	\$0.50	\$0.50	<b>\$0.50</b>	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
<b>Special Assessment (\$/ft)</b>	\$5.00	\$5.25	<b>\$8.25</b>	<b>\$9.25</b>	<b>\$10.25</b>	<b>\$11.25</b>	<b>\$12.25</b>	<b>\$13.25</b>
<b>Total Assessment (\$/ft)</b>	\$5.50	\$5.75	<b>\$8.75</b>	\$9.75	\$10.75	\$11.75	\$12.75	<b>\$13.75</b>
<i>% change in Total Assessment</i>	0%	4.5%	<b>52.2%</b>	11.4%	10.3%	9.3%	8.5%	7.8%
<b>Income</b>								
<b>Total Assessments Billed</b>	\$219,940	\$229,833	\$348,549	\$388,121	\$427,693	\$467,265	\$506,837	\$546,409
<b>Total Assessments Received</b>	\$223,567	\$ 209,764	\$331,121	\$368,714	\$406,308	\$443,901	\$481,495	\$519,088
<b>Total Income</b>	\$231,077	\$ 219,603	\$331,121	\$368,714	\$406,308	\$443,901	\$481,495	\$519,088
<i>% Asst's Paid</i>	102%	91%	95%	95%	95%	95%	95%	95%
<b>Expenses</b>								
<b>Total Operating Expenses</b>	\$140,760	\$126,922	\$131,999	\$137,279	\$142,770	\$148,481	\$154,420	\$160,597
<b>Net Operating Income</b>	\$90,317	\$92,681	\$199,122	\$231,436	\$263,538	\$295,421	\$327,075	\$358,491
<b>TOTAL Capital Improvement Expenses</b>	\$0	\$322,235	\$290,000	\$301,600	\$313,664	\$326,211	\$339,259	\$352,829
<b>Net Income</b>	\$ 79,180	\$ (229,554)	\$ (90,878)	\$ (70,164)	\$ (50,126)	\$ (30,790)	\$ (12,184)	\$ 5,662
<b>Starting Cash Balance</b>	\$502,538	\$426,552	\$196,998	\$106,121	\$ 35,956	\$ (14,170)	\$ (44,959)	\$ (57,143)
<b>Ending Cash Balance</b>	\$426,552	\$196,998	\$106,121	\$ 35,956	\$ (14,170)	\$ (44,959)	\$ (57,143)	\$ (51,481)



# Summary of Cash Flows

## “Rip the Band Aid Off” – Assessment Doubled+Inflation

	2022	2023	2024	2025	2026	2027	2028	2029
<b>Assessment (\$/ft)</b>	\$0.50	\$0.50	<b>\$0.50</b>	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50
<b>Special Assessment (\$/ft)</b>	\$5.00	\$5.25	<b>\$11.00</b>	<b>\$11.44</b>	<b>\$11.90</b>	<b>\$12.37</b>	<b>\$12.87</b>	<b>\$13.38</b>
<b>Total Assessment (\$/ft)</b>	\$5.50	\$5.75	<b>\$11.50</b>	\$11.94	\$12.40	\$12.87	\$13.37	<b>\$13.88</b>
<i>% change in Total Assessment</i>	0%	4.5%	<b>100.0%</b>	3.8%	3.8%	3.8%	3.8%	3.9%
<b>Income</b>								
<b>Total Assessments Billed</b>	\$219,940	\$229,833	\$457,372	\$474,783	\$492,891	\$511,724	\$531,310	\$551,679
<b>Total Assessments Received</b>	\$223,567	\$ 209,764	\$434,503	\$451,044	\$468,247	\$486,138	\$504,744	\$524,095
<b>Total Income</b>	\$231,077	\$ 219,603	\$434,503	\$451,044	\$468,247	\$486,138	\$504,744	\$524,095
<i>% Asst's Paid</i>	102%	91%	95%	95%	95%	95%	95%	95%
<b>Expenses</b>								
<b>Total Operating Expenses</b>	\$140,760	\$126,922	\$131,999	\$137,279	\$142,770	\$148,481	\$154,420	\$160,597
<b>Net Operating Income</b>	\$90,317	\$92,681	\$302,504	\$313,765	\$325,477	\$337,657	\$350,324	\$363,498
<b>TOTAL Capital Improvement Expenses</b>	\$0	\$322,235	\$290,000	\$301,600	\$313,664	\$326,211	\$339,259	\$352,829
<b>Net Income</b>	\$ 79,180	\$ (229,554)	\$ 12,504	\$ 12,165	\$ 11,813	\$ 11,446	\$ 11,065	\$ 10,669
<b>Starting Cash Balance</b>	\$502,538	\$426,552	\$196,998	\$209,502	\$ 221,668	\$ 233,481	\$ 244,927	\$ 255,993
<b>Ending Cash Balance</b>	\$426,552	\$196,998	\$209,502	\$ 221,668	\$ 233,481	\$ 244,927	\$ 255,993	\$ 266,661



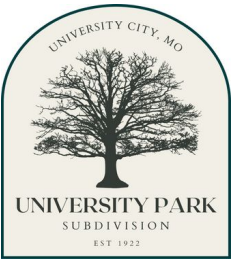
# Summary of Cash Flows

## Modified “Rip the Band Aid Off” – 2 Part Raise+inflation

	2022	2023	2024	2025	2026	2027	2028	2029
<b>Assessment (\$/ft)</b>	\$0.50	\$0.50	<b>\$0.50</b>	<b>\$0.50</b>	\$0.50	\$0.50	\$0.50	\$0.50
<b>Special Assessment (\$/ft)</b>	\$5.00	\$5.25	<b>\$8.25</b>	<b>\$11.25</b>	<b>\$11.70</b>	<b>\$12.17</b>	<b>\$12.65</b>	<b>\$13.16</b>
<b>Total Assessment (\$/ft)</b>	\$5.50	\$5.75	<b>\$8.75</b>	<b>\$11.75</b>	\$12.20	\$12.67	\$13.15	<b>\$13.66</b>
<i>% change in Total Assessment</i>	0%	4.5%	<b>52.2%</b>	<b>34.3%</b>	3.8%	3.8%	3.8%	3.8%
<b>Income</b>								
<b>Total Assessments Billed</b>	\$219,940	\$229,833	\$348,549	\$467,265	\$485,072	\$503,592	\$522,852	\$542,883
<b>Total Assessments Received</b>	\$223,567	\$ 209,764	\$331,121	\$443,901	\$460,818	\$478,412	\$496,709	\$515,739
<b>Total Income</b>	\$231,077	\$ 219,603	\$331,121	\$443,901	\$460,818	\$478,412	\$496,709	\$515,739
<i>% Asst's Paid</i>	102%	91%	95%	95%	95%	95%	95%	95%
<b>Expenses</b>								
<b>Total Operating Expenses</b>	\$140,760	\$126,922	\$131,999	\$137,279	\$142,770	\$148,481	\$154,420	\$160,597
<b>Net Operating Income</b>	\$90,317	\$92,681	\$199,122	\$306,623	\$318,049	\$329,931	\$342,290	\$355,142
<b>TOTAL Capital Improvement Expenses</b>	\$0	\$322,235	\$290,000	\$301,600	\$313,664	\$326,211	\$339,259	\$352,829
<b>Net Income</b>	\$ 79,180	\$ (229,554)	\$ (90,878)	<b>\$ 5,023</b>	<b>\$ 4,385</b>	<b>\$ 3,721</b>	<b>\$ 3,031</b>	<b>\$ 2,313</b>
<b>Starting Cash Balance</b>	\$502,538	\$426,552	\$196,998	\$106,121	\$ 111,143	\$ 115,528	\$ 119,249	\$ 122,279
<b>Ending Cash Balance</b>	\$426,552	\$196,998	\$106,121	<b>\$ 111,143</b>	<b>\$ 115,528</b>	<b>\$ 119,249</b>	<b>\$ 122,279</b>	<b>\$ 124,592</b>

- ~\$2.25 million on streets 2023-2029
- 5 year plan completed
- Could continue mill & overlay projects
- Allows for maintenance and other capital improvements (like sidewalks)





# Scenario Summary\*

	<b>Special Assessment 2024-2029</b>	<b>Ability to Execute 5 Year Plan</b>	<b>Total Assessment in 2029</b>
<b>Hold Steady</b>	No additional raise	Cannot execute 5 year plan as written	\$8.75
<b>Hold Steady - Descope</b>	No additional raise	Extends 5 year plan to 9+ years  ~\$1.5 million improvements thru 2029	Another raise would be necessary ~2028
<b>Raise with Inflation</b>	Increase ~4% annually	Thru 2025 - maybe	\$10.54
<b>Incremental Raise</b>	Increase \$0.50/year	Thru 2025 - maybe	\$11.25
<b>Incremental Plus</b>	Increase \$1/year	Thru 2025	\$13.75
<b>“Rip the Band Aid Off”</b>	Double in 2024 Inflationary increases 2025-2029	Fully execute ~\$2.3 million improvements thru 2029  Healthy contingency funds	\$13.88
<b>Modified “Rip the Band Aid Off”</b>	2 Part Raise in 2024-2025 Inflationary increases 2026-2029	Fully execute ~\$2.3 million  Watch cash flow carefully	\$13.66

\*All Scenarios Fund Normal Operations



# 2024 Year Ahead

## Goals:

- Build on the processes in place for forest management and capital improvements
- Improve continuity during Trustee transition with a new handbook
- Expand options for meeting with residents and lot owners
- Improve security & accessibility of website

## Keep doing the “must do” things...

- Budget management & financial oversight
- Capital Improvement Project (Streets)
- Forest Management & Sapling Planting
- Normal Operations (snow & ice control, common area maintenance, etc)

## Evaluate how to do more “nice to do” things...

- Beautification of Common Areas
- Improved signage
- Additional Communications



# Contact Us

[trustees@universityparksubdivision.com](mailto:trustees@universityparksubdivision.com)

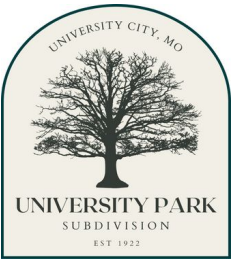
(314) 254-3364

Subscribe to email updates at **universityparksubdivision.com**

Next Meeting: Tues, May 21, 6-7pm, Holy Communion

Next Annual Meeting: Tues, April 15, 2025

Location TBA



# Trustee Nominations

	2020	2021	2022	2023	<b>2024</b>	2025	2026
Trustee 1	Katie Sprung			Mike Gillespie			ELECTION
Trustee 2			Kellie McCoy			ELECTION	
Trustee 3				Katie Sprung	ELECTION		

Trustee 1 - Assessments, accounting, legal, insurance, website, admin

Trustee 2 - Financial planning, capital projects, streets, sidewalks, email

Trustee 3 - Forest management, common areas maintenance, snow removal, operations

