Country Village Subdivision

St. Louis, Missouri 63138

June 10, 2023 Subdivision Meeting 10:00am Pond/Twillman House

Objective:

Update Homeowners on status of Subdivision business and align on plans to improve the neighborhood

Agenda:

- Announcements
  - Question and Answer process
  - Review of previous meeting topics
- Neighborhood Policing
- Subdivision Financial Overview
  - Preview of Reserve Study Results
- Delinquency and Collections Update
- Violation Updates
  - Lawn Care, Fencing, Trailers, Sidewalk, Basketball Rims, Debris
- Pond Update and Plan
- Collection of Question Notecards
  - Question Answering - 30 minutes

THANK YOU

Trustees of Country Village

Email: countryvillagesl@gmail.com | **Web:** countryvillagesl.com/ask-the-trustees

Phone: - 1 - 833 - MYCVHOA

Country Village Subdivision 2023 Budget

Summary Orange = Estimates

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	*Total*	*Average*
Income	$11,175	$6,262	$10,671	$18,915	$61,976	$8,000	$4,000	$3,000	$1,800	$5,000	$4,000	$3,000	*$137,798*	*$11,483*
Expenses	$27,983	$4,263	$4,954	$68,219	$22,760	$20,645	$33,126	$19,239	$10,185	$10,123	$21,410	$35,087	*$277,994*	*$23,166*
Net savings (1)	-$16,808	$1,999	$5,717	-$49,304	$39,216	-$12,645	-$29,126	-$16,239	-$8,385	-$5,123	-$17,410	-$32,087	-$140,195	*$15,644*
Ending balance (2)	$126,363	$128,362	$134,079	$84,774	$123,990	$111,345	$82,219	$65,980	$57,595	$52,472	$35,062	**$2,976**		*$83,768*

1. Total = (Income - Expenses) for the month
2. This total includes the 'Starting Balance' from beginning of the Year but does not include funds held in reserve

Income Orange = Estimates

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	*Total*	*Average*
Assessments	$8,665	$4,686	$4,631	$16,589	$38,944	$8,000	$4,000	$3,000	$1,800	$5,000	$4,000	$3,000	*$102,315*	*$8,526*
Other	$2,510	$1,576	$6,040	$2,326	$23,032	$0	$0	$0	$0	$0	$0	$0	*$35,483*	*$2,957*

Expenses Orange = Estimates

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	*Total*	*Average*
Common Area Maintenance	$2,457	$2,612	$4,175	$62,965	$5,993	$9,657	$31,457	$4,257	$2,457	$2,457	$15,757	$2,457	*$146,701*	*$12,225*
Meetings	$0	$0	$0	$1,400	$0	$2,400	$1,000	$1,000	$1,000	$0	$1,000	$0	*$7,800*	*$650*
Office/General Administrative	$0	$0	$7	$292	$331	$25	$0	$575	$0	$25	$0	$724	*$1,978*	*$165*
Legal	$4,526	$1,652	$772	$3,563	$16,436	$8,313	$669	$13,407	$5,646	$7,641	$4,653	$1,906	*$49,222*	*$5,765*
Insurance	$0	$0	$0	$0	$0	$250	$0	$0	$1,082	$0	$0	$0	*$1,332*	*$111*
Reserves	$21,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,000	*$51,000*	*$4,250*
Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	*$0*	*$0*

Delinquency Update

Street Name	Delinquency as of 6/1	Delinquency as of 5/1
ARROWPOINT DR	$17,017.33	$13,413.56
ARROWPOINT DRIVE CT	$9,026.40	$7,683.54
BELLEFONTAINE RD	$3,323.50	$2,517.05
BENT TWIG LN	$6,091.20	$8,448.10
CANDLEWOOD CT	$10,482.75	$8,283.61
CATHEDRAL HILL DR	$20,110.56	$14,277.17
CHRISTO CT	$7,858.57	$5,221.27
CLOCK TOWER DR	$28,789.33	$20,581.77
COUNTRYBROOK CT	$9,096.16	$7,477.45
COUNTRYBROOK DR	$7,933.97	$5,179.50
COVINGTON GARDENS DR	$9,663.67	$7,307.81
EDGEBRIAR LN	$6,467.82	$6,848.08
FORESTEDGE DR	$14,799.89	$9,457.26
HONEYBROOK CT	$1,692.63	$1,456.87
HONEYBROOK LN	$4,615.88	$2,747.85
MEADOWDALE DR	$21,616.42	$15,223.34
OX BOW LN	$19,875.61	$16,408.07
TREEYARD LN	$14,681.78	$11,717.21
VISTA RIDGE LN	$23,320.76	$16,309.89
WOODSTREAM CT	$3,733.92	$2,926.89
WOODSTREAM DR	$15,281.59	$9,034.35
Grand Total	**$255,479.74**	**$192,520.64**

Example Reserve Funding Plan

Year	Annual Contributions	Per Property Annual Contribution
2024	$30,000	$64
2025	$30,000	$64
2026	$30,000	$64
2027	$30,000	$64
2028	$30,000	$64
2029	$30,000	$64
2030	$10,000	$21
2031	$10,000	$21
2032	$10,000	$21
2033	$10,000	$21
2034	$10,000	$21
2035	$10,000	$21
2036	$10,000	$21
2037	$10,000	$21
2038	$10,000	$21
2039	$10,000	$21
2040	$10,000	$21
2041	$10,000	$21
2042	$10,000	$21
2043	$10,000	$21

Country Village Subdivision

St. Louis, Missouri 63138

_____ RE: _____

ST LOUIS, MO 63138

On _____The Country Village HOA has observed or has been notified of the following violation:

EXAMPLE

We request that you - ____ correct and stop the action | ___ provide the permit and plans from the contractor and/or:

The property owner has **14 days** to comply (7 days for grass/weeds). A letter has been placed at the property and/or mailed to the property. If the owner (not residents) would like to contest this notice via an online hearing, written notification to the HOA must be received via email or mail within 10 days of receiving this notice. A hearing does not extend the compliance deadline. **Failure to comply may result in legal action, fines, and/or remediation fees.** The cost of any further communication to this property for violations will be added to your Assessment account.

If you need assistance or if there are extenuating circumstances, please contact us within 10 days. Please see your copy of the Indentures/Bylaws for Subdivision rules or the Subdivision website which also contains St. Louis County ordinance guidelines - www.CountryVillageSL.com

Please notify us of any issues or violations you observe to help continue improving the Subdivision

THANK YOU

Trustees of Country Village

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