



University Park Subdivision

2025 Annual Meeting



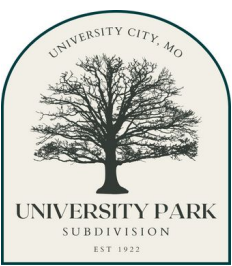
Annual Meeting Agenda

- 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



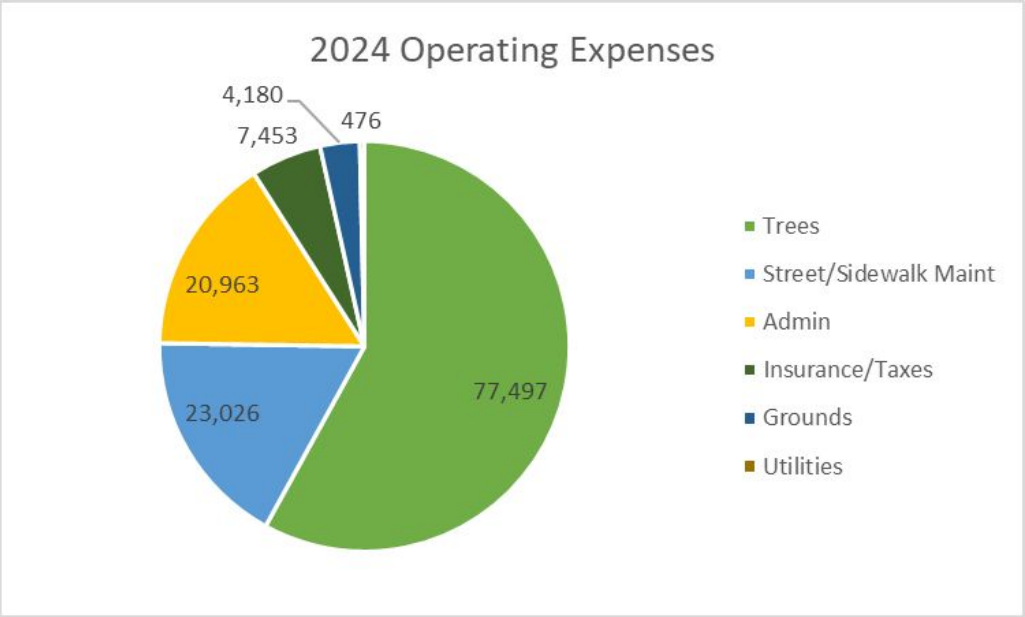
2024 Year in Review

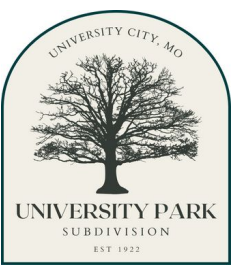
- **Capital Improvements**
 - Reconstructed 7200 Cambridge, 7100 Stanford – Center, 7100 Tulane - West
 - Gathered info on options for financing street projects
- **Delinquent Assessments**
 - Delinquent account cleanup & collection
 - Continue efforts to contact delinquent lot owners
 - Filed lawsuit to collect large and ageing delinquencies
- **Accounting/Property Management Review**
 - Reviewed terms with DNI and considered options
 - Opened high interest account independent of DNI
 - Obtained online access to our accounting information
- **Other Admin**
 - Reinstated MO Non-Profit Registration
 - Transferred website to secure new host
- **Normal Operations**



2024 Financial Summary

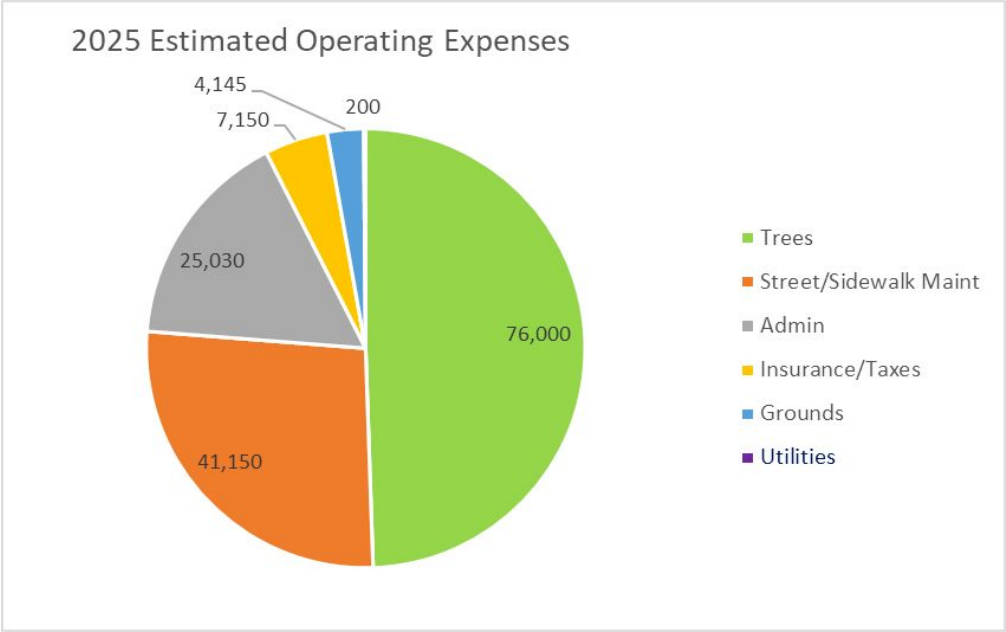
2024	
Income	345,997
Operating Expenses	
Trees	77,497
Street/Sidewalk Maint	23,026
Admin	20,963
Insurance/Taxes	7,453
Grounds	4,180
Utilities	476
Total Operating Expenses	133,595
Net Operating Income	212,402
Capital Improvements	279,431
Cash Balance Start of Year	196,199
Cash Balance End of Year	129,970
Net Change in Cash (Working Capital)	(67,029)





2025 Budget Estimates

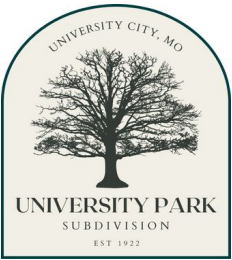
2025	Estimated
Income	474,265
Operating Expenses	
Trees	76,000
Street/Sidewalk Maint	41,150
Admin	25,030
Insurance/Taxes	7,150
Grounds	4,145
Utilities	200
Total Operating Expenses	153,675
Net Operating Income	320,590
Capital Improvements	320,000
Net Change in Cash (Working Capital)	590
Cash Balance Start of Year	99,981
Cash Balance End of Year	100,571





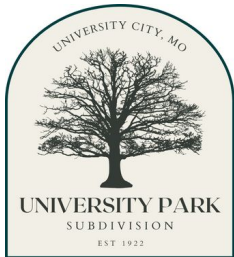
Capital Improvement Plan

- 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



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



Capital Improvements Summary 2022–2029

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	



2025 Year Ahead

Goals:

- Build on the processes in place for forest management and capital improvements
- Expand options for meeting with residents and lot owners
- Website enhancements

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)



2025 Year Ahead

Establish volunteer committees

- Beautification of Common Areas
- Communications
- Trees
- Infrastructure

Interested? See a trustee or indicate your interest on the sign in sheet



Contact Us

trustees@universityparksubdivision.com

(314) 254-3364

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

Next Meeting: Tues, May 20, 2025

Location TBA

Next Annual Meeting: Tues, April 21, 2026

Location TBA