



**University Park Subdivision
November/December 2025 Financial Recap**

Financial Report	Nov	Notes
Beginning Assets	\$426,232	
Income	\$3,937	
Expenses		
Admin	\$748	
Utilities	\$33	
Grounds--Trees	\$5,954	
Grounds--Streets & Sidewalks	\$0	
Grounds-Lawn	\$5,681	
Grounds--Snow		
Insurance/Taxes	\$0	
Total Expenses	\$12,415	
Cash Flow (Income - Expenses)	-\$8,478	
Capital Project Reserves		
Street Repair		Pending invoice for Princeton project of \$327,859.50
Sidewalk Repair	\$7,657	
Ending Assets	\$410,097	

Summary Report	YTD	2025 Budget	% Budget
Income	\$ 439,849.66	\$ 474,265.00	92.7%
Expenses			
Admin	\$ 17,347.37	\$ 25,030.00	69.3%
Utilities	\$ 338.71	\$ 200.00	169.4%
Grounds--Trees	\$ 67,688.27	\$ 76,000.00	89.1%
Grounds--Streets & Sidewalks	\$ 12,717.26	\$ 37,000.00	34.4%
Grounds-Lawn	\$ 7,326.82	\$ 4,145.00	176.8%

Grounds--Snow	\$ 15,535.34	\$ 24,150.00	64.3%
Insurance/Taxes	\$ 8,552.00	\$ 7,150.00	119.6%
Total Expenses	\$ 129,505.77	\$ 173,675.00	74.6%
Capital Project Reserves			
Street Repair	\$ 22,560.00	\$ 285,000.00	7.9%
Sidewalk Repair	\$ 7,656.75	\$ 15,000.00	51.0%
Expenditure Total	\$ 159,722.52	\$ 473,675.00	

Delinquencies as of 12/15/2025

Category	Total	# of Accounts
\$1-\$1000	\$32,899	67
\$1001-\$3000	\$63,263	40
\$3001-\$5000	\$44,777	11
\$5000+	\$56,781	8
Grand Total	\$197,720	126

- 25 of the delinquency accounts are LLC owners (same as Nov)
- Number of accounts decreased from 130 to 126
- Overall delinquency amount decreased, \$3,363 recovered

2026 Budget

University Park Subdivision

Year: 2026

	2026 Budget	2025 Budget	Comments
3010 - Assessments	\$22,080.00	\$22,080.00	No change; Set rate of \$0.50 per frontage foot, carryover from previous budget
3011 - Special Assessment	\$593,580.00	\$445,185.00	Increase; Assumes eligible frontage of 39,572 feet at \$15.00 per foot
3746 - Late Fees / Delinquency Interest	\$0.00	\$3,000.00	Decrease; Opted to not make a line item for budgeted income, this will decrease as delinquency enforcement has become more actively managed
3750 - Bank Interest	\$5,000.00	\$4,000.00	Decrease; Approximate three year average of actual instead of previous budget figures
5009 - Printing & Production	\$5,000.00	\$5,000.00	No change; Planning to do more with digital communication and neighborhood signage rather than physical mailings
5010 - Office & Administration	\$3,000.00	\$450.00	Increase; Approximate three year average of actual instead of previous budget figures
5011 - Postage & Delivery	\$1,700.00	\$1,700.00	No change; Planning to do more with digital communication and neighborhood signage rather than physical mailings
5014 - Management Fee	\$8,000.00	\$8,000.00	No change; no price increase has been communicated to trustees
5015 - On-line Subscriptions	\$750.00	\$480.00	Increase; Based on 2025 predicted end of year total
5022 - Legal	\$2,000.00	\$5,000.00	Decrease; Approximate three year average of actual instead of previous budget figures
5030 - Late Notices/Collection Letters	\$4,000.00	\$4,000.00	No change; anticipating fewer delinquency letters needing to be posted due to more aggressive pursuit of current delinquent accounts
5042 - Electric	\$425.00	\$400.00	Increase; anticipating increased utility rates
5103 - Street: Engineering Fees	\$0.00	\$20,000.00	Decrease; Will be part of capital street project
5108 - Trees & Trimming	\$85,000.00	\$12,000.00	Increase; No longer differentiate between trimming and unscheduled,
5109 - Forest Management - Unscheduled	\$0.00	\$30,000.00	Decrease; Billing of tree trimming and unscheduled maintenance are often combined
5110 - Forest Management - Scheduled	\$23,000.00	\$34,000.00	Decrease; This is specifically earmarked for sapling planting
5115 - Street Repairs	\$25,000.00	\$6,000.00	Increase; Earmarked for asphalt patching and based on 2025 actual spending
5116 - Lawn Care Contract	\$7,500.00	\$4,145.00	Increase; Will be using lawn care company for additional services (ex: brush pickup after storm)
5117 - Concrete Repairs	\$25,000.00	\$11,000.00	Increase; Earmarked for sidewalk repairs and based on 2025 actual spending
5123 - Snow Removal	\$20,000.00	\$24,150.00	Decrease; Approximate three year average of actual instead of previous budget figures
5220 - Insurance	\$6,300.00	\$6,250.00	Increase; Assumes inflation
5262 - Income Taxes	\$2,500.00	\$900.00	Increase; Approximate three year average of actual instead of previous budget figures
5321 - Reserve Expense-Street Repairs-Capital Improvements	\$400,000.00	\$285,000.00	Increase; Based on 2025 predicted end of year total and assumes continued increases in construction material costs
5322 - Reserve Expense-Sidewalk-Capital Improvements	\$0.00	\$15,000.00	Decrease; Repairs are in line item 5117 and costs of sidewalk repairs due to street construction are in line item 5321
Income Budget Total:	\$620,660.00	\$474,265.00	
Expense Budget Total:	\$619,175.00	\$473,475.00	
Difference:	\$1,485.00	\$790.00	