

**University Park Improvement District**  
**7321 Hi-View Drive    Manhattan, KS 66503**  
**2024 EOY Treasurer's Report;   30 January 2025**

Sarah Dahl, Treasurer

TOTAL EXPENSES		
Expense Type	Total 2024	Total 2023
clubhouse area	\$2,042.16	\$7,259.43
accessory buildings	\$0.00	\$0.00
administration	\$6,393.43	\$703.33
community events	\$424.28	\$415.06
insurance	\$1,360.00	\$1,215.00
property taxes	\$3,199.13	\$1,015.89
trash service	\$180.00	\$15.00
utilities	\$1,490.00	\$1,425.88
infrastructure	\$0.00	\$58.92
boat dock	\$2,540.72	\$617.48
rental	\$233.25	\$21,277.61
rental insurance	\$2,095.00	
golf course	\$3,021.94	\$4,037.38
mowing maintenance	\$214.00	\$2,360.55
mow ball golf fairways	\$0.00	\$975.00
mow Heywood Park	\$195.00	\$150.00
mow contract lots	\$15.00	\$135.00
mow blue stem	\$0.00	\$30.00
mow clubhouse	\$660.00	\$232.50
mow other parks	\$273.75	\$142.50
mow course rough	\$120.00	\$0.00
mow roadsides	\$86.25	\$90.00
mow non-compliant lots	\$45.00	\$37.50
mow disc golf	\$322.50	\$367.50
mow/maint walk paths	\$30.00	\$45.00
disc course	\$0.00	\$142.50
mow/trim ball course	\$761.25	\$243.75
mow/trim disc course	\$90.00	\$292.50
burn pile	\$142.50	\$352.50
labor	\$1,158.75	\$0.00
equipment	\$1,239.09	\$768.02
fuel	\$124.32	\$1,290.62
weed control	\$232.50	\$275.00
<b>TOTAL EXPENSES</b>	<b>\$28,689.82</b>	<b>\$45,971.42</b>

SIGNIFICANT EXPENSES		
Legal Fees	HUD	\$2,889.68
Legal Fees	Civil	\$2,685.25
Clubhouse Furnace	Hood repair furnace	\$472.00
Rental House Insurance	rental insurance	\$2,095.00
Reimburse John Cassida	Various Boat Dock Repairs	\$1,692.39
Derreck Alcala	Maple Tree Management	\$869.94
Hilltop Ag Services	Bluestem + Management	\$870.00
Bob Caley Trucking	Gravel Golf Tee Boxes	\$1,582.66
Shiver Me Timbers	Remove Dangerous Mulberry	\$600.00

KEY			
Orange- operations/clubhouse			
Blue- rental management			
Green- parks/grounds/maintenance			
Rental security deposit \$1500 & Pet Deposit \$750 NOT included in income.			

TOTAL INCOME			
Income Types	Total 2024	Total 2023	Total 2022
Boat Ramp - cash & donations	\$574.00	\$484.85	\$282.70
Misc. - donations	\$200.00	\$858.20	\$125.00
Misc - Bank Interest	\$164.43	\$48.86	\$172.07
Kansas Broadband Internet	\$1,200.00	\$1,200.00	0
Rental House	\$18,000.00	\$15,450.00	\$14,600.00
Burn Pile	\$1,280.00	\$1,125.00	\$1,305.00
golf ball/disc - resident Annual	\$4,030.00	\$3,635.00	\$3,000.00
golf ball/disc - non-resident Annual	\$119.22	N/A	N/A
golf ball/disc fees - daily	\$1,233.55	\$2,354.82	\$1,988.84
Mowing	\$1,350.00	\$1,800.00	\$1,775.00
<b>Total Treasure Funds Rec.</b>	<b>\$28,151.20</b>	<b>\$26,956.73</b>	<b>\$23,248.61</b>
Fund #232 Rec. (taxes)	\$10,974.88	\$9,540.33	\$9,328.19
Distr - P.P. Current)	\$854.67	\$0.00	\$0.00
Distr - Real Delq.	\$605.93	\$834.11	\$380.64
Specials Tax - Delq.	\$0.00	\$150.00	\$0.00
Specials Tax - Mowing	\$300.00	\$700.00	\$100.00
<b>Total Riley County Funds Rec.</b>	<b>\$12,735.48</b>	<b>\$11,224.44</b>	<b>\$9,808.83</b>
<b>TOTAL INCOME</b>	<b>\$40,886.68</b>	<b>\$38,181.17</b>	<b>\$33,057.44</b>

INCOME/EXPENSE 2024			
		<b>Rental</b>	<b>Parks/Ground</b>
Income		\$18,000.00	\$8,012.77
Expense		\$2,328.25	\$8,731.85
		<b>\$15,671.75</b>	<b>-\$719.08</b>

INCOME/EXPENSE 2023			
		<b>Rental</b>	<b>Parks/Ground</b>
Income		\$18,750.00	\$9,486.12
Expense		\$21,277.61	\$11,967.82
<b>Totals</b>		<b>-\$2,527.61</b>	<b>-\$2,481.70</b>

ACCOUNT BALANCES		31 Dec 2024	1 Jan 2024
Commerce Bank General		\$24,518.81	\$10,769.82
Commerce Bank Rental		\$10,171.42	\$10,077.42
Commerce Bank Equip		\$10,170.80	\$10,078.03
UP County Fund #232		\$3,186.37	\$3,938.52
<b>Totals</b>		<b>\$48,047.40</b>	<b>\$34,863.79</b>

**NOTES:**

Expenses for rental are significantly lower in 2024 because (1) no renovations or updates were done in 2024, and the tenants renewed their lease. Therefore, UPID did not go in and address the rental for any tenant-turnover.

Sarah did not pay property taxes for UPID in 2024. They have been paid in February 2025, with penalties of \$27.27, but are included here in the annual summary to keep consistent reporting. Sarah apologizes for the oversight.