

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 |
| TOTAL EXPENSES | \$28,689.82 | \$45,971.42 |

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 |
| Derrick 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 |
| Total Treasure Funds Rec. | \$28,151.20 | \$26,956.73 | \$23,248.61 |
| 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 |
| Total Riley County Funds Rec. | \$12,735.48 | \$11,224.44 | \$9,808.83 |
| TOTAL INCOME | \$40,886.68 | \$38,181.17 | \$33,057.44 |

INCOME/EXPENSE 2024

| | Rental | Parks/Ground |
|---------|--------------------|------------------|
| Income | \$18,000.00 | \$8,012.77 |
| Expense | \$2,328.25 | \$8,731.85 |
| | \$15,671.75 | -\$719.08 |

INCOME/EXPENSE 2023

| | Rental | Parks/Ground |
|---------------|--------------------|--------------------|
| Income | \$18,750.00 | \$9,486.12 |
| Expense | \$21,277.61 | \$11,967.82 |
| Totals | -\$2,527.61 | -\$2,481.70 |

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 |
| Totals | \$48,047.40 | \$34,863.79 |

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.