

**University Park Subdivision
Balance Sheet
Period Through: 12/31/2019**

Assets

1030 - Union Bank Operating	\$237,811.20	
Total		\$237,811.20

Assets Total

\$237,811.20

Liabilities and Equity

Other		
2032 - Prepaid Assessments	\$572.60	
Other Total		\$572.60

Retained Earnings

\$393,941.18

Net Income

(\$156,702.58)

Liabilities & Equity Total

\$237,811.20

**University Park Subdivision
Budget Comparison Report
12/1/2019 - 12/31/2019**

12/1/2019 - 12/31/2019	1/1/2019 - 12/31/2019
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Accounts	Budget	Actual	Budget	Actual	Annual Budget	Remaining Budget
Income						
3010 - Assessments	\$0.00	(\$763.19)	\$22,000.00	\$18,684.77	\$22,000.00	\$3,315.23
3011 - Special Assessment	\$0.00	\$1,380.35	\$200,000.00	\$182,804.76	\$200,000.00	\$17,195.24
3012 - Driveway-Remove/Replace	\$0.00	\$5,287.25	\$2,000.00	\$5,287.25	\$2,000.00	(\$3,287.25)
3013 - Change of Ownership	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	(\$50.00)
3746 - Late Fees / Delinquency Interest	\$0.00	\$141.69	\$4,500.00	\$2,739.72	\$4,500.00	\$1,760.28
3775 - Re-billing Charge	\$0.00	\$60.00	\$2,000.00	\$1,230.00	\$2,000.00	\$770.00
3802 - Legal Fee Reimbursement	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00
Total	\$0.00	\$6,106.10	\$233,500.00	\$210,796.50	\$233,500.00	\$22,703.50
Total Income	\$0.00	\$6,106.10	\$233,500.00	\$210,796.50	\$233,500.00	\$22,703.50
Expense						
<u>Administrative Expenses</u>						
5009 - Printing & Production	\$100.00	\$0.00	\$1,500.00	\$1,363.37	\$1,500.00	\$136.63
5010 - Office & Administration	\$0.00	\$14.57	\$500.00	\$524.84	\$500.00	(\$24.84)
5011 - Postage & Delivery	\$50.00	\$15.50	\$1,000.00	\$518.57	\$1,000.00	\$481.43
5012 - Transfer/Admin Fee	\$0.00	\$0.00	\$0.00	(\$150.00)	\$0.00	\$150.00
5013 - NSF Processing Fee	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$50.00
5014 - Management Fee	\$555.00	\$485.00	\$6,660.00	\$6,110.00	\$6,660.00	\$550.00
5022 - Legal	\$0.00	\$0.00	\$10,000.00	\$2,402.90	\$10,000.00	\$7,597.10
5030 - Late Notices/Collection Letters	\$275.00	\$0.00	\$2,500.00	\$2,385.00	\$2,500.00	\$115.00
5270 - Tax Preparation	\$0.00	\$0.00	\$250.00	\$265.00	\$250.00	(\$15.00)
Total Administrative Expenses	\$980.00	\$515.07	\$22,460.00	\$13,419.68	\$22,460.00	\$9,040.32
<u>Utilities</u>						
5042 - Electric	\$40.00	\$44.25	\$500.00	\$538.17	\$500.00	(\$38.17)
Total Utilities	\$40.00	\$44.25	\$500.00	\$538.17	\$500.00	(\$38.17)
<u>Grounds</u>						
5101 - General Repairs/Grounds	\$150.00	\$0.00	\$1,500.00	\$1,161.37	\$1,500.00	\$338.63
5102 - Misc. Grounds Maintenance	\$200.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00
5103 - Street: Engineering Fees	\$0.00	\$0.00	\$7,000.00	\$11,167.40	\$7,000.00	(\$4,167.40)
5108 - Trees & Trimming	\$0.00	\$14,612.50	\$50,000.00	\$78,857.50	\$50,000.00	(\$28,857.50)
5115 - Street Repairs	\$0.00	\$0.00	\$100,000.00	\$219,882.35	\$100,000.00	(\$119,882.35)
5116 - Lawn Care Contract	\$0.00	\$0.00	\$2,000.00	\$1,365.00	\$2,000.00	\$635.00
5117 - Concrete Repairs	\$0.00	\$0.00	\$20,000.00	\$12,250.00	\$20,000.00	\$7,750.00
5123 - Snow Removal	\$2,000.00	\$0.00	\$10,000.00	\$24,984.00	\$10,000.00	(\$14,984.00)
Total Grounds	\$2,350.00	\$14,612.50	\$192,000.00	\$349,667.62	\$192,000.00	(\$157,667.62)
<u>Insurance/Taxes</u>						
5220 - Insurance	\$0.00	\$0.00	\$7,500.00	\$3,702.00	\$7,500.00	\$3,798.00
5262 - Income Taxes	\$0.00	\$0.00	\$100.00	\$171.61	\$100.00	(\$71.61)
Total Insurance/Taxes	\$0.00	\$0.00	\$7,600.00	\$3,873.61	\$7,600.00	\$3,726.39
Total Expense	\$3,370.00	\$15,171.82	\$222,560.00	\$367,499.08	\$222,560.00	(\$144,939.08)
Operating Net Income	(\$3,370.00)	(\$9,065.72)	\$10,940.00	(\$156,702.58)	\$10,940.00	\$167,642.58
Net Income	(\$3,370.00)	(\$9,065.72)	\$10,940.00	(\$156,702.58)	\$10,940.00	\$167,642.58

University Park Subdivision
Reconciliation Report

Union Bank - Union Bank Operating-1030
Statement Date: 12/31/2019

Statement Balance: \$252,703.16
GL Balance: \$237,811.20
Last Statement Balance: \$248,150.93
Outstanding Checks: \$14,891.96
Outstanding Deposits: \$0.00
Calculated Balance: \$252,703.16
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
	Payment: Collector of Revenue, St. Louis County, Check #: 2891, Invoice #: 17J310018	11/27/2019	2891	-\$171.61
	Payment: Droege Tree Care, Inc, Check #: 2892, Invoice #: 14998	11/27/2019	2892	-\$1,050.00
	Payment: University Garden Landscaping, LLC, Check #: 2893, Invoice #: 7049	11/27/2019	2893	-\$375.00
	Payment: DNI Properties Inc, Check #: 2894, Invoice #: 12/10/2019	12/10/2019	2894	-\$485.61
	Payment: Ameren Missouri - Commercial, On-Line Payment, Invoice #: 12/20/2019	12/20/2019	On-Line	-\$44.25
	REVERSAL - [Payment-Thank You]	12/31/2019		-\$2,234.67
	Total Cleared Checks:			\$4,361.14

Deposits	Description	Date	Amount
	Payment-Thank You	12/5/2019	\$867.30
	Payment-Thank You	12/9/2019	\$2,234.67
	Payment-Thank You	12/11/2019	\$660.80
	Payment-Thank You	12/12/2019	\$1,121.40
	Payment-Thank You	12/16/2019	\$1,002.50
	Payment-Thank You	12/17/2019	\$713.90
	Payment-Thank You	12/19/2019	\$687.94
	Payment-Thank You	12/20/2019	\$757.56
	Payment-Thank You	12/27/2019	\$867.30
	Total Cleared Deposits:		\$8,913.37

Outstanding

Checks	Description	Date	Check #	Amount
	Payment: Marc Olivetti, Check #: 2883, Invoice #: Refund	9/20/2019	2883	-\$250.00
	Payment: Happy Tree Service, Check #: 2895, Invoice #: 19-2885	12/20/2019	2895	-\$14,612.50
	Payment: DNI Properties Inc, Check #: 2896, Invoice #: 12/30/2019	12/30/2019	2896	-\$11.55
	Payment: DNI Properties Inc, Check #: 2897, Invoice #: 12-30-2019	12/30/2019	2897	-\$17.91
	Total Outstanding Checks:			\$14,891.96

Deposits	Description	Date	Amount
	Total Outstanding Deposits:		\$0.00

Statement
of Accounts

UNION BANK
SAN FRANCISCO MAIN 0001
PO BOX 512380
LOS ANGELES CA 90051-0380

UNIVERSITY PARK SUBDIVISION
662 OFFICE PARKWAY
CREVE COEUR MO 63141-7103

Page: 1 of 2
Statement Number: 0030543025
11/30/19 -12/31/19

For 24-hour banking sign on to
Homeowners Association Services Online
Banking on www.hoabankservices.com

For customer service call 1-888-705-0600
Monday - Friday: 8 AM - 6 PM ET

Please contact customer service
Write to: Customer Service
3320 Holcomb Bridge Rd, NW
Norcross, GA 30092
Visit us at hoabankservices.com

Account number: 0030543025

Analyzed Business Checking Summary

Days in statement period: 32

Beginning Balance on 11/30		248,150.93
Total Credits		8,913.37
Electronic Credits(9)	8,913.37	
Total Debits		-4,361.14
Electronic Debits(3)	-44.25	
Other Debits(1)	-2,234.67	
Checks(4)	-2,082.22	
Ending Balance on 12/31		252,703.16

Credits

Electronic Credits	Date	Description	Reference	Amount
	12/06	UNION BANK ASSN CR CCD 0758-00000750	56457682	867.30
	12/12	UNION BANK ASSN CR CCD 0758-00000750	52204640	660.80
	12/13	UNION BANK ASSN CR CCD 0758-00000750	53435299	1,121.40
	12/17	UNION BANK ASSN CR CCD 0758-00000750	56619991	1,002.50
	12/18	UNION BANK ASSN CR CCD 0758-00000750	58071285	713.90
	12/20	UNION BANK ASSN CR CCD 0758-00000750	50521696	687.94
	12/23	UNION BANK ASSN CR CCD 0758-00000750	51741378	757.56
	12/27	UNION BANK RDC DEP CR CCD RDC DEPOSIT	57856640	2,234.67
	12/30	UNION BANK ASSN CR CCD 0758-00000750	57851689	867.30
9 Electronic Credits				8,913.37

Debits

Checks Paid

* Gap in check sequence

Number	Date	Reference	Amount	Number	Date	Reference	Amount	Number	Date	Reference	Amount
2891	12/17	07577030	171.61	2892	12/10	06774450	1,050.00	2893	12/02	07560278	375.00
2894	12/12	08278814	485.61								
4 Checks Paid											2,082.22

Electronic Debits	Date	Description	Reference	Amount
	12/19	AMERENMO UTIL PAY PPD *****5113	58908104	16.62
	12/20	AMERENMO UTIL PAY PPD *****3026	50025713	13.77
	12/20	AMERENMO UTIL PAY PPD *****6013	50025712	13.86
3 Electronic Debits				44.25

Other Debits	Date	Description	Reference	Amount
	12/31	DEPOSITED ITEM RETURNED		2,234.67
		1 Other Debits		2,234.67

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
11/30 - 12/01	248,150.93	12/02 - 12/05	247,775.93	12/06 - 12/09	248,643.23
12/10 - 12/11	247,593.23	12/12	247,768.42	12/13 - 12/16	248,889.82
12/17	249,720.71	12/18	250,434.61	12/19	250,417.99
12/20 - 12/22	251,078.30	12/23 - 12/26	251,835.86	12/27 - 12/29	254,070.53
12/30	254,937.83	12/31	252,703.16		

**University Park Subdivision
General Ledger Report
12/1/2019 - 12/31/2019**

Account: 1030 - Union Bank Operating

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				\$246,304.32
12/5/2019	Payment-Thank You	\$867.30		\$247,171.62
12/9/2019	Payment-Thank You	\$2,234.67		\$249,406.29
12/10/2019	Payment: DNI Properties Inc, Check #: 2894, Invoice #: 12/10/2019		\$485.61	\$248,920.68
12/11/2019	Payment-Thank You	\$660.80		\$249,581.48
12/12/2019	Payment-Thank You	\$1,121.40		\$250,702.88
12/16/2019	Payment-Thank You	\$1,002.50		\$251,705.38
12/17/2019	Payment-Thank You	\$713.90		\$252,419.28
12/19/2019	Payment-Thank You	\$687.94		\$253,107.22
12/20/2019	Payment: Happy Tree Service, Check #: 2895, Invoice #: 19-2885		\$14,612.50	\$238,494.72
12/20/2019	Payment-Thank You	\$757.56		\$239,252.28
12/20/2019	Payment: Ameren Missouri - Commercial, On-Line Payment, Invoice #: 12/20/2019		\$44.25	\$239,208.03
12/27/2019	Payment-Thank You	\$867.30		\$240,075.33
12/30/2019	Payment: DNI Properties Inc, Check #: 2896, Invoice #: 12/30/2019		\$11.55	\$240,063.78
12/30/2019	Payment: DNI Properties Inc, Check #: 2897, Invoice #: 12-30-2019		\$17.91	\$240,045.87
12/31/2019	REVERSAL - [Payment-Thank You]		\$2,234.67	\$237,811.20
Account Total		\$8,913.37	\$17,406.49	\$237,811.20

Account: 2032 - Prepaid Assessments

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				\$0.00
12/31/2019	2020 Prepaid Assessment		\$572.60	(\$572.60)
Account Total		\$0.00	\$572.60	(\$572.60)

Account: 2630 - Retained Earnings -
Beginning

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				(\$393,941.18)
Account Total		\$0.00	\$0.00	(\$393,941.18)

Account: 3010 - Assessments

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				(\$19,447.96)
12/1/2019	Payment Application	\$293.09		(\$19,154.87)
12/5/2019	Payment-Thank You		\$867.30	(\$20,022.17)
12/5/2019	Payment Application	\$867.30		(\$19,154.87)
12/9/2019	Payment Application	\$2,234.67		(\$16,920.20)
12/9/2019	Payment Application		\$160.00	(\$17,080.20)
12/9/2019	Payment-Thank You		\$2,234.67	(\$19,314.87)
12/11/2019	Payment-Thank You		\$660.80	(\$19,975.67)
12/11/2019	Payment Application	\$660.80		(\$19,314.87)
12/12/2019	Payment-Thank You		\$1,121.40	(\$20,436.27)
12/12/2019	Payment Application	\$1,121.40		(\$19,314.87)
12/12/2019	Payment Application		\$75.00	(\$19,389.87)
12/16/2019	Payment-Thank You		\$1,002.50	(\$20,392.37)
12/16/2019	Payment Application	\$1,002.50		(\$19,389.87)

**University Park Subdivision
General Ledger Report
12/1/2019 - 12/31/2019**

12/16/2019	Payment Application		\$27.50	(\$19,417.37)
12/17/2019	Payment-Thank You		\$713.90	(\$20,131.27)
12/17/2019	Payment Application	\$713.90		(\$19,417.37)
12/19/2019	Payment-Thank You		\$687.94	(\$20,105.31)
12/19/2019	Payment Application	\$687.94		(\$19,417.37)
12/20/2019	Payment-Thank You		\$757.56	(\$20,174.93)
12/20/2019	Payment Application	\$757.56		(\$19,417.37)
12/27/2019	Payment-Thank You		\$867.30	(\$20,284.67)
12/27/2019	Payment Application	\$867.30		(\$19,417.37)
12/31/2019	2020 Prepaid Assessment		\$572.60	(\$18,844.77)
12/31/2019	REVERSAL - [Payment-Thank You]	\$2,234.67		(\$16,610.10)
12/31/2019	[REVERSAL] - Payment Application	\$160.00		(\$16,450.10)
12/31/2019	[REVERSAL] - Payment Application		\$2,234.67	(\$18,684.77)
Account Total		\$12,173.73	\$11,410.54	(\$18,684.77)

Account: 3011 - Special Assessment

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				(\$181,424.41)
12/1/2019	Payment Application		\$205.35	(\$181,629.76)
12/9/2019	Payment Application		\$1,500.00	(\$183,129.76)
12/12/2019	Payment Application		\$900.00	(\$184,029.76)
12/16/2019	Payment Application		\$275.00	(\$184,304.76)
12/31/2019	[REVERSAL] - Payment Application	\$1,500.00		(\$182,804.76)
Account Total		\$1,500.00	\$2,880.35	(\$182,804.76)

Account: 3012 - Driveway-
Remove/Replace

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				\$0.00
12/1/2019	Payment Application		\$71.65	(\$71.65)
12/5/2019	Payment Application		\$867.30	(\$938.95)
12/11/2019	Payment Application		\$660.80	(\$1,599.75)
12/16/2019	Payment Application		\$660.80	(\$2,260.55)
12/17/2019	Payment Application		\$713.90	(\$2,974.45)
12/19/2019	Payment Application		\$687.94	(\$3,662.39)
12/20/2019	Payment Application		\$757.56	(\$4,419.95)
12/27/2019	Payment Application		\$867.30	(\$5,287.25)
Account Total		\$0.00	\$5,287.25	(\$5,287.25)

Account: 3013 - Change of Ownership

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				(\$50.00)
Account Total		\$0.00	\$0.00	(\$50.00)

Account: 3746 - Late Fees / Delinquency
Interest

Posting Date	Description	Debit	Credit	Balance
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**University Park Subdivision
General Ledger Report
12/1/2019 - 12/31/2019**

Beginning Balance				(\$2,598.03)
12/1/2019	Payment Application		\$1.09	(\$2,599.12)
12/9/2019	Payment Application		\$454.67	(\$3,053.79)
12/12/2019	Payment Application		\$116.40	(\$3,170.19)
12/16/2019	Payment Application		\$24.20	(\$3,194.39)
12/31/2019	[REVERSAL] - Payment Application	\$454.67		(\$2,739.72)
Account Total		\$454.67	\$596.36	(\$2,739.72)

Account: 3775 - Re-billing Charge

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				(\$1,170.00)
12/1/2019	Payment Application		\$15.00	(\$1,185.00)
12/9/2019	Payment Application		\$120.00	(\$1,305.00)
12/12/2019	Payment Application		\$30.00	(\$1,335.00)
12/16/2019	Payment Application		\$15.00	(\$1,350.00)
12/31/2019	[REVERSAL] - Payment Application	\$120.00		(\$1,230.00)
Account Total		\$120.00	\$180.00	(\$1,230.00)

Account: 5009 - Printing & Production

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				\$1,363.37
Account Total		\$0.00	\$0.00	\$1,363.37

Account: 5010 - Office & Administration

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				\$510.27
12/10/2019	Payment: DNI Properties Inc, Check #: 2894, Invoice #: 12/10/2019, 11/19 Supplies		\$0.11	\$510.38
12/30/2019	Payment: DNI Properties Inc, Check #: 2896, Invoice #: 12/30/2019, Mailing for Remove and replace driveway		\$11.55	\$521.93
12/30/2019	Payment: DNI Properties Inc, Check #: 2897, Invoice #: 12-30-2019, 12/19 Supplies, 10/19-12/19 Copier charges		\$2.91	\$524.84
Account Total			\$14.57 \$0.00	\$524.84

Account: 5011 - Postage & Delivery

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				\$503.07
12/10/2019	Payment: DNI Properties Inc, Check #: 2894, Invoice #: 12/10/2019, 11/19 Postage		\$0.50	\$503.57
12/30/2019	Payment: DNI Properties Inc, Check #: 2897, Invoice #: 12-30-2019, 12/19 Postage		\$15.00	\$518.57
Account Total			\$15.50 \$0.00	\$518.57

Account: 5012 - Transfer/Admin Fee

Posting Date	Description	Debit	Credit	Balance
Beginning Balance				(\$150.00)
Account Total		\$0.00	\$0.00	(\$150.00)

**University Park Subdivision
General Ledger Report
12/1/2019 - 12/31/2019**

Account: 5014 - Management Fee

Posting Date	Description	Debit	Credit	Balance
	Beginning Balance			\$5,625.00
12/10/2019	Payment: DNI Properties Inc, Check #: 2894, Invoice #: 12/10/2019, 12/19 Management fee	\$485.00		\$6,110.00
	Account Total	\$485.00	\$0.00	\$6,110.00

Account: 5022 - Legal

Posting Date	Description	Debit	Credit	Balance
	Beginning Balance			\$2,402.90
	Account Total	\$0.00	\$0.00	\$2,402.90

Account: 5030 - Late Notices/Collection Letters

Posting Date	Description	Debit	Credit	Balance
	Beginning Balance			\$2,385.00
	Account Total	\$0.00	\$0.00	\$2,385.00

Account: 5042 - Electric

Posting Date	Description	Debit	Credit	Balance
	Beginning Balance			\$493.92
12/20/2019	Payment: Ameren Missouri - Commercial, Check #: On-Line, Invoice #: 12/20/2019, Electric	\$44.25		\$538.17
	Account Total	\$44.25	\$0.00	\$538.17

Account: 5101 - General Repairs/Grounds

Posting Date	Description	Debit	Credit	Balance
	Beginning Balance			\$1,161.37
	Account Total	\$0.00	\$0.00	\$1,161.37

Account: 5103 - Street: Engineering Fees

Posting Date	Description	Debit	Credit	Balance
	Beginning Balance			\$11,167.40
	Account Total	\$0.00	\$0.00	\$11,167.40

Account: 5108 - Trees & Trimming

Posting Date	Description	Debit	Credit	Balance
	Beginning Balance			\$64,245.00
12/20/2019	Payment: Happy Tree Service, Check #: 2895, Invoice #: 19-2885, Tree service		\$14,612.50	\$78,857.50
	Account Total		\$14,612.50	\$78,857.50

Account: 5115 - Street Repairs

Posting Date	Description	Debit	Credit	Balance
	Beginning Balance			\$219,882.35

**University Park Subdivision
Delinquency Report-by Address
Period Through: 12/31/2019**

Account Number	Name	Address	Status	Total Due	Current	30 days	60 days	90 days	Last Payment Date	Last Payment Amount
113300611	Richard Greenberg and Claire Schenk	7020 Amherst		\$282.30				\$282.30	2/27/2018	\$247.50
113300710	Michael & Ann Murphy	7024 Amherst		\$1,723.40				\$1,723.40	11/2/2016	\$100.00
113300951	Matthew Gallagher	7033 Amherst		\$519.60				\$519.60	2/21/2017	\$235.00
113300980	Joseph & Mira Gaied	7034 Amherst		\$1,004.73				\$1,004.73	3/29/2019	\$50.00
113301021	David VanVliet	7035 Amherst		\$810.60				\$810.60		\$0.00
113301220	Mark Zaiontz	7041 Amherst		\$1,935.40				\$1,935.40		\$0.00
113301260	Mark Zaiontz	7043 Amherst		\$1,749.13				\$1,749.13		\$0.00
113301330	Andrew Youssef	7045 Amherst		\$522.80				\$522.80	4/3/2017	\$220.00
113301571	Amherst 1984 LLC	7054 Amherst		\$479.11				\$479.11	11/13/2019	\$12.00
113301580	G&M Properties Inc	7055 Amherst		\$252.60				\$252.60	2/5/2018	\$220.00
113301950	Gregory Gates	7107 Amherst		\$1,652.13				\$1,652.13		\$0.00
113302030	Meylo Properties, LLC	7110 Amherst		\$32.60				\$32.60	10/28/2019	\$252.60
113302090	Sergey Gritsenko	7111 Amherst		\$1,935.40				\$1,935.40		\$0.00
113302431	William Rebello, Jr.	7121 Amherst		\$2,274.67	\$40.00			\$2,234.67		\$0.00
113302670	Anna Tsadka	7127 Amherst		\$252.60				\$252.60	2/1/2018	\$220.00
113303261	Serra Lesa Ivener	7142 Amherst		\$282.30				\$282.30		\$0.00
113303320	Mark Zaiontz	7145 Amherst		\$3,416.68				\$3,416.68		\$0.00
113303550	Jan Lohmann	7151 Amherst		\$1,652.13				\$1,652.13		\$0.00
113303640	Erica Stone	7155 Amherst		\$981.08				\$981.08	4/1/2018	\$1,043.68
113303711	Luke and Alexander Babich	7156 Amherst		\$1,114.16				\$1,114.16		\$0.00
113304070	Andrew T. Youssef	7207 Amherst		\$646.00				\$646.00	4/3/2017	\$275.00
113304161	Isabela Jamry	7211 Amherst		\$252.60				\$252.60		\$0.00
113304230	John Watson	7216 Amherst		\$1,015.60				\$1,015.60	2/2/2018	\$969.20
113304810	Andrew T. Youssef	7239 Amherst		\$522.80				\$522.80	4/3/2017	\$220.00
113304931	Jose Calderon	7243 Amherst		\$252.60				\$252.60	3/19/2018	\$472.60
113305000	George Draper	7246 Amherst		\$1,732.38				\$1,732.38	8/11/2017	\$250.46
113305070	Jason Simon	7248 Amherst		\$252.60				\$252.60	2/14/2018	\$235.00
113305450	Eugene Hamilton	7261 Amherst		\$978.64				\$978.64	1/30/2017	\$423.50
113305890	James Lake	7301 Amherst		\$519.60				\$519.60	5/5/2017	\$235.00
113305900	James Lake	7301 Amherst		\$978.64				\$978.64	5/5/2017	\$423.50
113305982	Rass Properties LLC	7304 Amherst		\$2,067.72				\$2,067.72		\$0.00
113306130	Donald Gage	7311 Amherst		\$522.80				\$522.80	4/3/2017	\$351.00

**University Park Subdivision
Delinquency Report-by Address
Period Through: 12/31/2019**

Account Number	Name	Address	Status	Total Due	Current	30 days	60 days	90 days	Last Payment Date	Last Payment Amount
113306690	Am Lac Properties, LLC	7333 Amherst		\$810.60				\$810.60	1/20/2016	\$200.00
113306860	Nina Lockridge	7339 Amherst		\$5,616.65				\$5,616.65		\$0.00
113306930	Meylo Properties	7341 Amherst		\$32.60				\$32.60	10/28/2019	\$252.60
113307572	Denise Boudinet and William Wallace Sissie	7369 Amherst		\$285.20				\$285.20	7/1/2019	\$220.00
113307621	McEvanine and Torlecer Sombright	7371 Amherst		\$810.60				\$810.60	2/8/2016	\$200.00
113307662	Lauren Bikshorn	7379 Amherst		\$407.04				\$407.04	1/2/2018	\$473.00
113302510	Stephanie Tucker	7123 Cambridge		\$769.20				\$769.20	2/10/2017	\$330.00
113303651	Shannon Torbett	7155 Cambridge		\$371.40				\$371.40	8/21/2018	\$800.00
113303750	Charles Taylor	7159 Cambridge		\$371.40				\$371.40	3/14/2018	\$330.00
113304301	Xinyi Liu	7219 Cambridge		\$0.45				\$0.45	2/7/2019	\$302.05
113304420	David Wang and Pauline Chen-Lee	7223 Cambridge		\$1,475.70				\$1,475.70	2/11/2015	\$275.00
113303940	Kenya Mason-Maxwell	7200 Colgate		\$1,275.74				\$1,275.74	10/4/2019	\$75.00
113304032	Mat Emden Carol Kelly	7206 Colgate		\$778.80	\$778.80					\$0.00
113304120	and Robert Marquis	7210 Colgate		\$720.98	\$720.98				4/1/2019	\$275.00
113304240	William Ficklen Daniel	7216 Colgate		\$702.10	\$702.10				4/24/2019	\$275.00
113304340	Davenport	7220 Colgate		\$743.40	\$743.40				4/9/2019	\$275.00
113304390	Carl Conrad	7222 Colgate		\$834.26	\$834.26				3/19/2019	\$275.00
113304430	Roland Williams	7223 Colgate		\$3,695.56		\$887.36		\$2,808.20		\$0.00
113304480	Eva Crawford	7226 Colgate		\$726.88	\$726.88				2/20/2019	\$275.00
113304530	Sharon Slane	7227 Colgate		\$702.10		\$702.10			3/4/2019	\$275.00
113304581	Alex Vournas	7230 Colgate		\$705.64	\$705.64				2/12/2019	\$247.50
113304630	Stephanie Brown	7231 Colgate		\$756.38		\$756.38			3/5/2019	\$275.00
113304670	Barry Rudert	7234 Colgate		\$633.66	\$633.66				2/13/2019	\$247.50
113304790	David Combs Brent Smith	7238 Colgate		\$821.28	\$821.28				4/15/2019	\$137.40
113304820	and Sabrena Nelson	7239 Colgate		\$804.76		\$804.76			11/11/2019	\$2,042.67
113304860	Dave Binz	7241 Colgate		\$846.06		\$846.06			9/20/2019	\$312.00
113304910	Barbara Winters	7242 Colgate		\$800.04	\$800.04				2/12/2019	\$247.50
113305011	Moh-An Teo	7246 Colgate		\$748.12	\$748.12				4/10/2019	\$275.00
113305110	Margaret Van Diggelen	7250 Colgate		\$763.46	\$763.46				3/15/2019	\$275.00
113305220	Fannie Boyd	7254 Colgate		\$2,437.40	\$743.40			\$1,694.00		\$0.00
113305252	Mark Petty	7255 Colgate		\$972.80		\$660.80		\$312.00		\$0.00
113305340	Doris Clark-Cooper	7258 Colgate		\$826.00	\$826.00				3/28/2019	\$275.00
113305360	Bruce Wessler	7259 Colgate		\$743.40		\$743.40			3/28/2019	\$275.00
113305470	Michele Piperides	7262 Colgate		\$908.60	\$908.60				4/24/2019	\$275.00
113305490	Randall Smith	7263 Colgate		\$743.40		\$743.40			3/6/2019	\$275.00
113305852	Robert Devereux, Jr.	7300 Colgate		\$2,067.72				\$2,067.72		\$0.00
113305971	Christopher Tinson	7305 Colgate		\$867.30		\$867.30				\$0.00
113306001	Adam Dunsker Martin	7306 Colgate		\$824.82	\$824.82				2/12/2019	\$275.00
113306102	Menendez-	7310 Colgate		\$805.94	\$805.94				2/22/2019	\$275.00

**University Park Subdivision
Delinquency Report-by Address
Period Through: 12/31/2019**

Account Number	Name	Address	Status	Total Due	Current	30 days	60 days	90 days	Last Payment Date	Last Payment Amount
113306190	Costabel Mills Kneller	7314 Colgate		\$726.88	\$726.88				2/15/2019	\$275.00
113306232	Erin Hellmann	7316 Colgate		\$663.16	\$663.16					\$0.00
113306332	Steven Hancock	7320 Colgate		\$718.62	\$718.62				3/15/2019	\$275.00
113306361	Daryl and Elizabeth Spencer	7321 Colgate		\$729.24		\$729.24			3/20/2019	\$275.00
113306451	Paul and Maura Kepper	7324 Colgate		\$1,034.16	\$722.16			\$312.00		\$0.00
113306570	Douglas Wagner	7329 Colgate		\$702.10		\$702.10			5/16/2019	\$275.00
113306610	Andrew Serkes	7330 Colgate		\$855.50	\$855.50				3/4/2019	\$275.00
113306710	Charles Kolsky	7333 Colgate		\$767.00		\$767.00			4/1/2019	\$275.00
113306741	Dale Brannock	7334 Colgate		\$784.70	\$784.70					\$0.00
113306761	Keith Fester	7335 Colgate		\$885.00		\$885.00			5/21/2018	\$275.00
113306850	Jeffrey Elnicki	7338 Colgate		\$743.40	\$743.40				3/11/2019	\$275.00
113306950	Deborah Yates	7342 Colgate		\$784.70	\$784.70				2/15/2019	\$275.00
113306973	Patricia Kuehn	7343 Colgate		\$757.56		\$757.56				\$0.00
113307060	Richard Sandler	7346 Colgate		\$785.88	\$785.88				3/1/2019	\$275.00
113307131	Stephanie Temporiti	7349 Colgate		\$964.06		\$964.06				\$0.00
113307160	Diane Wall	7350 Colgate		\$826.00	\$826.00				11/26/2019	\$312.00
113307220	Marilyn Bain-Ackerman	7353 Colgate		\$765.82		\$765.82			2/11/2019	\$275.00
113307261	Kelsey Naber	7354 Colgate		\$811.84	\$811.84				3/15/2019	\$247.50
113307340	Peter Grandstaff	7357 Colgate		\$867.30		\$867.30			4/24/2019	\$247.50
113307371	Danielle Cole	7358 Colgate		\$751.66	\$751.66				10/8/2019	\$247.50
113307400	Donald Camien Et Al	7359 Colgate		\$1,408.89		\$737.50		\$671.39	6/10/2019	\$100.00
113307430	Vivian Fowlkes	7360 Colgate		\$913.32	\$913.32				2/13/2019	\$275.00
113307540	Dennis Fuller	7365 Colgate		\$660.80		\$660.80			4/1/2019	\$247.50
113301081	Michael Rowan	7037 Cornell		\$1,475.70				\$1,475.70		\$0.00
113303141	Jonathon Marrow	7140 Cornell		\$1,959.00				\$1,959.00		\$0.00
113304221	Benjamin Ryckman	7215 Cornell		\$341.70				\$341.70	6/14/2018	\$644.20
113304451	Kathryn Wetzel	7224 Cornell		\$1,830.12				\$1,830.12		\$0.00
113305080	James and Fox Rodney	7248 Cornell		\$312.00				\$312.00	2/27/2018	\$587.00
113305120	Joseph Dellegrazio	7250 Cornell		\$312.00				\$312.00	2/5/2018	\$275.00
113305371	Andrew Martone	7259 Cornell		\$341.70				\$341.70	2/1/2018	\$644.20
113305630	Alexander and Emily Tryson	7270 Cornell		\$312.00				\$312.00	2/27/2018	\$275.00
113300280	Rufus Henderson	7007 Dartmouth		\$888.00				\$888.00	9/12/2017	\$3,842.00
113300310	Carrie Hess	7008 Dartmouth		\$252.60				\$252.60	2/1/2018	\$220.00
113300350	Rufus Henderson	7009 Dartmouth		\$456.00				\$456.00	9/12/2017	\$4,954.25
113300560	Cedric Turner	7018 Dartmouth		\$5,437.49				\$5,437.49		\$0.00
113301091	Emida Real Estate Acquisitions, LLC	7037 Dartmouth		\$252.60				\$252.60	2/27/2018	\$220.00
113301190	Edward & Nelli Tsimmerman	7040 Dartmouth		\$1,370.20				\$1,370.20		\$0.00
113301291	Andre Fuller	7044 Dartmouth		\$252.60				\$252.60	4/10/2018	\$110.00
113301620	Andrew Youssef	7056 Dartmouth		\$522.80				\$522.80	4/3/2017	\$220.00
113302900	Cecelia Nadal	7133 Dartmouth		\$252.60				\$252.60	5/7/2018	\$235.00

**University Park Subdivision
Delinquency Report-by Address
Period Through: 12/31/2019**

Account Number	Name	Address	Status	Total Due	Current	30 days	60 days	90 days	Last Payment Date	Last Payment Amount
113303040	Mavidibs LLC	7137 Dartmouth		\$1,089.60				\$1,089.60	2/4/2015	\$200.00
113303150	Maryloy Sues	7140 Dartmouth		\$522.80				\$522.80	9/14/2017	\$499.60
113303211	Daniel Rossmann	7141 Dartmouth		\$32.60				\$32.60	10/30/2019	\$220.00
113303411	Joel Eisenstein	7147 Dartmouth		\$1,089.60				\$1,089.60		\$0.00
113302020	Jason Rowland	7109 Delmar		\$55.50				\$55.50	5/2/2018	\$110.10
113303830	Associates, LLC	7165 Delmar		\$230.00				\$230.00		\$0.00
113305200	Victor Cooney	7253 Delmar		\$42.00				\$42.00	2/5/2018	\$25.00
113305270	Matthew Pine	7255 Delmar		\$86.00				\$86.00	9/28/2017	\$147.17
113305460	Anne Pointer	7261 Delmar		\$180.00				\$180.00	1/30/2015	\$25.00
113305531	Schrodinger's Cat LLC	7265 Delmar		\$42.00				\$42.00		\$0.00
113306550	Andrew T. Yousseff	7327 Delmar		\$114.00				\$114.00	4/3/2017	\$37.50
113306640	Andrew T. Yousseff	7331 Delmar		\$86.00				\$86.00	4/3/2017	\$25.00
113306810	Kristen Gipson	7337 Delmar		\$644.78				\$644.78		\$0.00
113306891	Aryeh Freylicher	7339 Delmar		\$25.00				\$25.00		\$0.00
113303860	Grover Sibley	716 Pennsylvania		\$93.84				\$93.84	1/25/2017	\$28.50
113306590	Patricia Nichols	732 Pennsylvania		\$111.60				\$111.60	4/10/2017	\$108.00
113307680	Pennsylvania LLC	810 Pennsylvania		\$536.66				\$536.66		\$0.00
113307740	Kelli Eckert	830 Pennsylvania		\$548.60				\$548.60		\$0.00
113307780	Gerald Burbank	838 Pennsylvania		\$242.13				\$242.13		\$0.00
113307851	Health Care Agency	858 Pennsylvania		\$168.00				\$168.00		\$0.00
113301760	John Vatterott	7100 Princeton		\$1,077.20				\$1,077.20	1/25/2017	\$467.50
113302360	Michael Marker	7119 Princeton		\$1,193.40				\$1,193.40	2/2/2017	\$2,524.60
113302410	Margaret Coghlan	7120 Princeton		\$371.40				\$371.40	8/8/2018	\$371.40
113303590	Kyle Kochtanek	7151 Princeton		\$371.40				\$371.40	2/6/2018	\$330.00
113303771	John and Anna Lucas	7160 Princeton		\$371.40				\$371.40	3/12/2018	\$345.00
113303960	Charlotte Davidson	* 7200 Princeton		\$433.32				\$433.32		\$0.00
113305390	Jerald Hochsztejn	7259 Princeton		\$371.40				\$371.40	4/18/2018	\$330.00
113305540	Thomas Goddard	7265 Princeton		\$0.60				\$0.60	4/25/2019	\$1,875.00
113306390	Alonzo and Stephanie Jenkins	7321 Princeton		\$2,630.80				\$2,630.80	10/17/2016	\$250.00
113307000	Austin and Erin Hasek	7343 Princeton		\$371.40				\$371.40	4/3/2018	\$330.00
113300430	Corey and Moomey Allen	7012 Stanford		\$302.50				\$302.50	4/20/2018	\$302.50
113301151	Gregory Hickman	7039 Stanford		\$312.00				\$312.00	2/20/2018	\$275.00
113302210	Elizabeth Allen	7114 Stanford		\$1,002.00				\$1,002.00	2/2/2017	\$2,724.92
113303070	Eva Rice & Hesse	7137 Stanford		\$312.00				\$312.00	9/27/2018	\$1,298.00
113303690	Caplinger Diane O'Brien	7155 Stanford		\$117.00	\$117.00				12/12/2019	\$1,121.40

**University Park Subdivision
Delinquency Report-by Address
Period Through: 12/31/2019**

Account Number	Name	Address	Status	Total Due	Current	30 days	60 days	90 days	Last Payment Date	Last Payment Amount
113304290	Jane Aylward	7217 Stanford		\$288.24				\$288.24	7/17/2019	\$667.68
113304890	Patricia Connor Reinhardt	* 7241 Stanford		\$275.00				\$275.00	1/26/2016	\$250.00
113305100	Deborah Dahms	7249 Stanford		\$312.00				\$312.00	2/22/2018	\$275.00
113305400	Dixie Walsh	7259 Stanford		\$1,002.00				\$1,002.00	10/17/2016	\$285.00
113305660	Andrei Laszio	7271 Stanford		\$1,002.00				\$1,002.00	3/22/2016	\$517.00
113306070	Steven Diederich	7307 Stanford		\$1,002.00				\$1,002.00	11/21/2016	\$572.00
113306400	Sanford Tally	7321 Stanford		\$646.00				\$646.00	2/23/2015	\$250.00
113306420	Stanley White	7322 Stanford		\$1,464.35				\$1,464.35	8/22/2018	\$600.00
113306800	Gus Strebeck	7336 Stanford		\$1,222.92				\$1,222.92	6/4/2018	\$98.84
113307450	Judith Watts	7360 Stanford		\$530.00				\$530.00	6/6/2017	\$100.00
113307480	James McGinnis	7361 Stanford		\$282.30				\$282.30	5/10/2019	\$282.30
113300271	Mary Holtz	7006 Tulane		\$810.60				\$810.60		\$0.00
113300540	Growth Holdings, LLC	7017 Tulane		\$252.60				\$252.60	1/26/2018	\$190.00
113300600	Growth Holdings, LLC	7019 Tulane		\$252.60				\$252.60	1/26/2018	\$220.00
113301010	Sammie Washington	7034 Tulane		\$659.20				\$659.20	2/28/2017	\$110.00
113301070	Walled and Gina Agha	7036 Tulane		\$252.60				\$252.60	12/18/2018	\$166.00
113301210	Mark Zaiontz	7040 Tulane		\$2,107.34				\$2,107.34		\$0.00
113301320	Mark Zaiontz	7044 Tulane		\$2,089.34				\$2,089.34		\$0.00
113301870	Hao Zheng	7104 Tulane		\$32.60				\$32.60	10/22/2019	\$220.00
113302540	Kathleen Hudson	7123 Tulane		\$1,847.19				\$1,847.19	5/15/2019	\$50.00
113302630	Anthony Floretta	7125 Tulane		\$252.60				\$252.60	2/7/2018	\$220.00
113302750	Marco Tipton	7129 Tulane		\$2,502.09				\$2,502.09	5/21/2015	\$80.00
113303080	Wesley Almon	7137 Tulane		\$252.60				\$252.60	4/16/2018	\$220.00
113303090	Meylo Properties, LLC	7138 Tulane		\$32.60				\$32.60	10/28/2019	\$252.60
113303180	Shawn Latino	7140 Tulane		\$1,142.60				\$1,142.60	4/11/2016	\$50.00
113303250	Alvah Woods	7141 Tulane		\$2,131.20				\$2,131.20		\$0.00
113303701	Matthew and Stella Pine	7155 Tulane		\$1,064.88				\$1,064.88	2/21/2017	\$462.00
113300110	Daniel Klotzer and Kun Qian	648 Vassar		\$2,119.20				\$2,119.20	2/12/2015	\$400.00
113303630	William Bloch	7154 A Tulane		\$252.60				\$252.60	8/6/2018	\$1,752.40

\$148,559.32 \$23,332.20 \$14,847.94 \$0.00 \$110,379.18

32 19 0 130

Assessment	\$8,786.93	\$0.00	\$0.00	\$0.00	\$8,786.93
Re- Billing Charge	\$5,685.00	\$0.00	\$0.00	\$0.00	\$5,685.00
Special Assessment	\$71,815.33	\$0.00	\$0.00	\$0.00	\$71,815.33
Driveway- Remove/Replace	\$42,845.26	\$23,175.20	\$14,847.94	\$0.00	\$4,822.12
Collection Letter 2	\$1.50	\$0.00	\$0.00	\$0.00	\$1.50
Delinquency Interest	\$16,979.20	\$0.00	\$0.00	\$0.00	\$16,979.20
Late Fee Notice	\$30.00	\$15.00	\$0.00	\$0.00	\$15.00
Legal Fees	\$2,365.59	\$117.00	\$0.00	\$0.00	\$2,248.59
Miscellaneous	\$0.51	\$0.00	\$0.00	\$0.00	\$0.51
Returned Check Charge	\$50.00	\$25.00	\$0.00	\$0.00	\$25.00
	\$148,559.32	\$23,332.20	\$14,847.94	\$0.00	\$110,379.18

**University Park Subdivision
Change of Ownership Report
Process Date: 12/1/2019-12/31/2019**

1/15/2020

New Owner	Street Address	Previous Owner	Closing Docs Recvd/ Processed	Sale Date
Scott Fohner	7005 Stanford	Harvey and Nancy Fruman	12/2/2019	11/14/2019
Manor Real Estate LLC	7126 Stanford	Thomas Menkhus	12/2/2019	11/12/2019
Amherst and Dartmouth LLC	7030 Amherst	Robert Finnegan	12/13/2019	12/3/2019
Amherst and Dartmouth LLC	7019 Dartmouth	Robert or Lisa Finnegan	12/13/2019	12/3/2019
David Holtzman	7343 Cornell	Blair and Margaret Malench	12/13/2019	11/22/2019
Mat Emden	7206 Colgate	Michael Sallwasser and Maureen McHale	12/13/2019	11/22/2019
Robert Devereux, Jr.	7300 Colgate	Maryland Properties, LLC	12/23/2019	10/14/2015
Patricia Kuehn	7343 Colgate	Kelvin and Kylie McDaniel	12/26/2019	6/7/2019

**University Park Subdivision
Check Register Report
12/1/2019 - 12/31/2019**

Account #	Check #	Check Date	Vendor or Payee Invoice Line Item	Check Amt	Expense Account	Invoice	Paid
1030	2894	12/10/2019	DNI Properties Inc	\$485.61			
		12/10/2019	11/19 Supplies		5010 Office & Administration	\$0.11	\$0.11
		12/10/2019	11/19 Postage		5011 Postage & Delivery	\$0.50	\$0.50
		12/10/2019	12/19 Management fee		5014 Management Fee	\$485.00	\$485.00
1030	On-Line	12/20/2019	Ameren Missouri - Commercial	\$44.25			
		12/20/2019	Electric		5042 Electric	\$44.25	\$44.25
1030	2895	12/20/2019	Happy Tree Service	\$14,612.50			
		19-2885	Tree service		5108 Trees & Trimming	\$14,612.50	\$14,612.50
1030	2896	12/30/2019	DNI Properties Inc	\$11.55			
		12/30/2019	Mailing for Remove and replace driveway		5010 Office & Administration	\$11.55	\$11.55
1030	2897	12/30/2019	DNI Properties Inc	\$17.91			
		12-30-2019	12/19 Supplies		5010 Office & Administration	\$0.11	\$0.11
		12-30-2019	10/19-12/19 Copier charges		5010 Office & Administration	\$2.80	\$2.80
		12-30-2019	12/19 Postage		5011 Postage & Delivery	\$15.00	\$15.00
Total:				<u>\$15,171.82</u>			

University Park Subdivision
314-576-0700
662 Office Parkway
Creve Coeur, MO 63141

Union Bank
16-49/116

002894

December 10, 2019

PAY TO THE ORDER OF DNI PROPERTIES INC

\$485.61

FOUR HUNDRED EIGHTY FIVE AND 61/100 ***** DOLLARS

DNI Properties Inc
662 Office Parkway
Creve Coeur, MO 63141

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈002894⑈ ⑆122000496⑆ 0030543025⑈

⑆0000048561⑆

University Park Subdivision

DNI Properties Inc

12/10/2019

002894

<u>Invoice Date</u>	<u>Invoice #</u>	<u>GL Description</u>	<u>GL Account #</u>	<u>Invoice Amt</u>	<u>Amt Paid</u>
12/10/2019	12/10/2019	11/19 Postage	5011	\$0.50	\$0.50
12/10/2019	12/10/2019	11/19 Supplies	5010	\$0.11	\$0.11
12/10/2019	12/10/2019	12/19 Management fee	5014	\$485.00	\$485.00
				Total:	\$485.61

University Park Subdivision

DNI Properties Inc

12/10/2019

002894

<u>Invoice Date</u>	<u>Invoice #</u>	<u>GL Description</u>	<u>GL Account #</u>	<u>Invoice Amt</u>	<u>Amt Paid</u>
12/10/2019	12/10/2019	11/19 Postage	5011	\$0.50	\$0.50
12/10/2019	12/10/2019	11/19 Supplies	5010	\$0.11	\$0.11
12/10/2019	12/10/2019	12/19 Management fee	5014	\$485.00	\$485.00
				Total:	\$485.61

Check Request FormDate Requested: 11/25/2019 Date Needed: _____Property: UNIVERSITY PARK Code: 750Prepared by: LEANN Approved by: _____Make payable to: DNI Properties, Inc.
Address: 662 Office Parkway
Creve Coeur, MO 63141**Account Distribution:**Account #: _____ Amount: \$ **0.61****Explanation:** Postage Log 11/19

Postage	0.50
Supplies	0.11
Late Notices	0.00



DNI Properties Inc., Managing Agent
"Experience Leading Your Way"

University Park
#

MANAGEMENT FEE FOR THE MONTH OF December 2019

MONTHLY FEE \$485.00

***PLEASE MAKE CHECK PAYABLE TO DNI PROPERTIES, INC.**

Happy Tree Service
 PO Box 220247
 St. Louis, MO 63122

Phone #
 (314)962-5296

Invoice

Due Date

12/7/2019

Bill To

University Park Subdivision
 P.O. Box 300586
 University City, MO 63130

Date	Invoice #
11/7/2019	19-2885

Description of work completed:	Amount
\$1500.00 per day for a 3 man crew plus equipment	1,312.50
08/05/2019 - Trimming crew - 10:30-5:30	1,500.00
08/06/2019 - Trimming crew - 9:30-5:30	1,500.00
08/07/2019 - Trimming crew - 9:30-5:30	1,500.00
08/08/2019 - Trimming crew - 9:30-5:30	1,500.00
08/09/2019 - Trimming crew - 9:30-5:30	1,500.00
09/11/2019 - Trimming crew - 9:30-5:30	300.00
7357 Cornell Remove the dead tree – cut the stump low. Clean up and haul away the debris.	100.00
Grind out the stump 8"-12" below grade, backfill with the grindings (dirt/mulch) to level out and haul away the excess.	3,000.00
7129 Tulane Remove the large oak tree located by the street – cut the stump low. Clean up and haul away the debris.	500.00
Grind out the stump 8"-12" below grade, backfill with the grindings (dirt/mulch) to level out and haul away the excess.	1,600.00
7301 Tulane Remove the sweetgum tree with the rotted trunk - cut the stump low. Clean up and haul away the debris.	300.00
Grind out the stump 8"-12" below grade, backfill with the grindings (dirt/mulch) to level out and haul away the excess.	300.00
7301 Cornell & The 2 corners at Purdue & Cornell Grind out the stumps 8"-12" below grade, backfill with the grindings (dirt/mulch) to level out and haul away the excess. \$150.00 per stump	

Thank You for your business. It is greatly appreciated by everybody at Happy Tree.
 Please call (314)962-5296 if you have any questions regarding your invoice.

Please note:
 *We charge 4% for Visa and Master Card payments.

Total	\$14,912.50
Payments/Credits	\$0.00
Balance Due	\$14,912.50 - 300.00

\$ 14,612.50

Happy Tree Service
 PO Box 220247
 St. Louis, MO 63122

Phone #
 (314)962-5296

Invoice

Due Date

12/7/2019

Bill To

University Park Subdivision
 P.O. Box 300586
 University City, MO 63130

Date	Invoice #
11/7/2019	19-2885

Description of work completed:	Amount
Princeton 7206, 7210, 7217, 7220, 7222, 7226, 7230, 7241 & 7343 *Oak at the corner of Purdue at 7290?	
Cambridge 7111, 7120, 7130 & 7050 *7154 Cypress tree *7350 This gentleman is the one who does not want us to touch his trees.	
Stanford 7114, 7144, 7141 & 7133/ 7133A	
Fall trimming	
Amherst 7154A, Island tree, 7256 #1 & 2, 7304 & 7306	
7058 Cypress tree Tulane 7142 & 7154 & 7211	
Dartmouth 7441, 7132 (double house), 7124 (double house) & 7055	
Colgate 7369 Cypress tree	
West side of Purdue	
East side of Vanderbilt	

Thank You for your business. It is greatly appreciated by everybody at Happy Tree.
 Please call (314)962-5296 if you have any questions regarding your invoice.

Please note:
 *We charge 4% for Visa and Master Card payments.

Total

Payments/Credits

Balance Due

Kim Bufe

From: Brittany R <universityparksubtrustee@gmail.com>
Sent: Tuesday, December 17, 2019 1:50 PM
To: Kim Bufe
Cc: Kay Watts; Benjamin Strohmeyer
Subject: Fwd: invoice
Attachments: up subd invoice.pdf

Kim,

Can you pay the attached invoice minus \$300? They have not completed one of the stump grindings so we are only paying for the rest of the work. Please put a note when you pay it with something like "Stump grinding for 7301 Cornell has not been completed." Let me know if you have any questions.

Thanks,
Brittany

----- Forwarded message -----

From: <info@happytreeservice.com>
Date: Fri, Nov 8, 2019 at 2:59 PM
Subject: invoice
To: <universityparksubtrustee@gmail.com>

attached invoice

Kim Bufe

From: Kay Watts <kaykrvandwatts@gmail.com>
Sent: Tuesday, December 17, 2019 2:16 PM
To: Kim Bufe
Subject: bill from Happy TrTee

Please pay bill from Happy Tree that Brittany sent..

Thanks,

University Park Subdivision
314-576-0700
662 Office Parkway
Creve Coeur, MO 63141

Union Bank
16-49/116

002896

December 30, 2019

PAY TO THE ORDER OF DNI PROPERTIES INC

\$11.55

ELEVEN AND 55/100 ***** DOLLARS

DNI Properties Inc
662 Office Parkway
Creve Coeur, MO 63141

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈002896⑈ ⑆122000496⑆ 0030543025⑈ ⑈0000001155⑈

University Park Subdivision	DNI Properties Inc	12/30/2019	002896
<u>Invoice Date</u>	<u>Invoice #</u>	<u>GL Description</u>	<u>GL Account #</u> <u>Invoice Amt</u> <u>Amt Paid</u>
12/30/2019	12/30/2019	Mailing for Remove and replace driveway	5010 \$11.55 \$11.55
			Total: \$11.55

University Park Subdivision	DNI Properties Inc	12/30/2019	002896
<u>Invoice Date</u>	<u>Invoice #</u>	<u>GL Description</u>	<u>GL Account #</u> <u>Invoice Amt</u> <u>Amt Paid</u>
12/30/2019	12/30/2019	Mailing for Remove and replace driveway	5010 \$11.55 \$11.55
			Total: \$11.55

DNI Properties, Inc. Mass Mailing

Processed: In-House OR Printer

Property Name: _____

Account Code: _____

Number of Units or Lots: _____

Date of Mailing: _____

Description of Mailing: _____

University Park
750
55
12.26.19
Invoices for Driveway / Remove & Replace

<u>Copies</u>	Number	Cost per unit	Cost for Mailing
Copies (deskjet)	55	x .10 per sheet	5.50
Copies (Cannon)		ALREADY CHARGED ON COPY MACHINE	
TOTAL			
<u>Postage</u>	Number	Cost Per unit	Cost for Mailing
50 cent letters		x \$0.50 each	
1/2 pg. Postcard		x \$0.50 each	
1/4 pg. Postcard		x \$0.35 each	
Other		x \$ _____ each	
Postage-paid envelopes		x \$1.31 each	\$
		ALREADY CHARGED ON MAIL MACHINE	
TOTAL			
<u>Office Supplies</u>	Number	Cost Per Unit	Cost for Mailing
Color Copy Paper		x \$0.05 per sheet	\$
Card Stock		x \$0.15 per sheet	\$
Color Card Stock		x \$0.20 per sheet	\$
#10 Window Envelopes	55	x \$0.11 each	\$ 6.05
#10 Regular Envelopes		x \$0.11 each	\$
Booklet Envelopes (6x9)		x \$0.25 each	\$
Large Mailing Envelopes (9x12)		x \$0.35 each	\$
Large Mailing Envelopes (10x13)		x \$0.40 each	\$
Return Envelopes (Ballot)		x \$0.11 each	\$
Tyvek Envelopes (pool passes)		x \$0.25 each	\$
Computer Labels-Small (3x10)		x \$0.03 each	\$
Computer Labels-Large (2x10)		x \$0.05 each	\$
DNI Mailing Labels (2x3)		x \$0.06 each	\$
Neon Labels (3x10)		x \$0.04 each	\$
Binders		x \$ _____ each	\$
Laminating Sheets		x \$2.00 each	\$
TOTAL			\$
<u>Other Supplies</u>	Number	Cost	Cost for Mailing
			\$
			\$
<u>Typing & Handling</u>	Number	Cost	Cost for Mailing
Handling cost		x \$0.25 each	\$
Newsletter		\$50 per hour	\$
TOTAL			\$
Total Cost for Entire Mailing			\$ 11.55
Recorded by: _____		Approved by: _____	

University Park Subdivision
314-576-0700
662 Office Parkway
Creve Coeur, MO 63141

Union Bank
16-49/116

002897

December 30, 2019

PAY TO THE ORDER OF DNI PROPERTIES INC

\$17.91

SEVENTEEN AND 91/100 * * * * * DOLLARS

DNI Properties Inc
662 Office Parkway
Creve Coeur, MO 63141

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈002897⑈ ⑆122000496⑆ 0030543025⑈ ⑈000000179⑈

University Park Subdivision	DNI Properties Inc	12/30/2019	002897
<u>Invoice Date</u>	<u>Invoice #</u>	<u>GL Description</u>	<u>GL Account #</u> <u>Invoice Amt</u> <u>Amt Paid</u>
12/30/2019	12-30-2019	12/19 Postage	5011 \$15.00 \$15.00
12/30/2019	12-30-2019	12/19 Supplies	5010 \$0.11 \$0.11
12/30/2019	12-30-2019	10/19-12/19 Copier charges	5010 \$2.80 \$2.80
			Total: \$17.91

University Park Subdivision	DNI Properties Inc	12/30/2019	002897
<u>Invoice Date</u>	<u>Invoice #</u>	<u>GL Description</u>	<u>GL Account #</u> <u>Invoice Amt</u> <u>Amt Paid</u>
12/30/2019	12-30-2019	12/19 Postage	5011 \$15.00 \$15.00
12/30/2019	12-30-2019	12/19 Supplies	5010 \$0.11 \$0.11
12/30/2019	12-30-2019	10/19-12/19 Copier charges	5010 \$2.80 \$2.80
			Total: \$17.91

Check Request Form

Date Requested: 12/30/2019 Date Needed: _____
Property: UNIVERSITY PARK Code: 750
Prepared by: LEANN Approved by: _____

Make payable to: DNI Properties, Inc.
Address: 662 Office Parkway
Creve Coeur, MO 63141

Account Distribution:

Account #: _____ Amount: \$ **15.11**

Explanation: Postage Log 12/19

Postage	15.00
Supplies	0.11
Late Notices	0.00

Check Request Form

Date Requested: 12/30/2019 Date Needed: _____
Property: UNIVERSITY PARK Code: 750
Prepared by: LEANN Approved by: _____

Make payable to: DNI Properties, Inc.
Address: 662 Office Parkway
Creve Coeur, MO 63141

Account Distribution:

Account #: _____ Amount: \$ **2.80**

Explanation: Copier charges 10/28/2019 - 12/30/2019

# B & W of copies:	28
# Color Copies	0