

**University Park Subdivision
Balance Sheet
Period Through: 12/31/2020**

Assets			
Other			
1030 - Union Bank Operating	\$290,211.76		
Other Total		\$290,211.76	
Assets Total			\$290,211.76
Liabilities and Equity			
Other			
2032 - Prepaid Assessments	\$3,137.54		
Other Total		\$3,137.54	
Retained Earnings			\$237,238.60
Net Income			\$49,835.62
Liabilities & Equity Total			\$290,211.76

**University Park Subdivision
Budget Comparison Report
12/1/2020 - 12/31/2020**

12/1/2020 -
12/31/2020

1/1/2020 -
12/31/2020

Accounts	Budget	Actual	Budget	Actual	Annual Budget	Remaining Budget
Income						
<u>Income</u>						
3010 - Assessments	\$0.00	(\$4,236.83)	\$22,000.00	\$20,630.98	\$22,000.00	\$1,369.02
3011 - Special Assessment	\$0.00	\$2,060.00	\$200,000.00	\$188,641.58	\$200,000.00	\$11,358.42
3012 - Driveway-Remove/Replace	\$0.00	\$148.85	\$2,100.00	\$33,721.67	\$2,100.00	(\$31,621.67)
3746 - Late Fees / Delinquency Interest	\$0.00	\$172.96	\$4,725.00	\$3,275.04	\$4,725.00	\$1,449.96
3775 - Re-billing Charge	\$0.00	\$184.92	\$2,100.00	\$1,925.95	\$2,100.00	\$174.05
3802 - Legal Fee Reimbursement	\$0.00	\$0.00	\$3,150.00	\$0.00	\$3,150.00	\$3,150.00
Total Income	\$0.00	(\$1,670.10)	\$234,075.00	\$248,195.22	\$234,075.00	(\$14,120.22)
Total Income	\$0.00	(\$1,670.10)	\$234,075.00	\$248,195.22	\$234,075.00	(\$14,120.22)
Expense						
<u>Administrative Expenses</u>						
5009 - Printing & Production	\$100.00	\$0.00	\$1,575.00	\$2,525.33	\$1,575.00	(\$950.33)
5010 - Office & Administration	\$0.00	\$9.26	\$525.00	\$366.41	\$525.00	\$158.59
5011 - Postage & Delivery	\$50.00	\$1.00	\$1,050.00	\$1,567.30	\$1,050.00	(\$517.30)
5013 - NSF Processing Fee	\$0.00	\$0.00	\$52.50	\$0.00	\$52.50	\$52.50
5014 - Management Fee	\$565.00	\$575.00	\$6,780.00	\$7,510.00	\$6,780.00	(\$730.00)
5022 - Legal	\$0.00	\$0.00	\$10,500.00	\$2,088.55	\$10,500.00	\$8,411.45
5030 - Late Notices/Collection Letters	\$275.00	\$0.00	\$2,625.00	\$2,970.00	\$2,625.00	(\$345.00)
5270 - Tax Preparation	\$0.00	\$0.00	\$262.50	\$285.00	\$262.50	(\$22.50)
Total Administrative Expenses	\$990.00	\$585.26	\$23,370.00	\$17,312.59	\$23,370.00	\$6,057.41
<u>Utilities</u>						
5042 - Electric	\$43.75	\$42.05	\$525.00	\$514.27	\$525.00	\$10.73
Total Utilities	\$43.75	\$42.05	\$525.00	\$514.27	\$525.00	\$10.73
<u>Grounds</u>						
5101 - General Repairs/Grounds	\$150.00	\$0.00	\$1,575.00	\$350.45	\$1,575.00	\$1,224.55
5102 - Misc. Grounds Maintenance	\$150.00	\$0.00	\$1,575.00	\$0.00	\$1,575.00	\$1,575.00
5103 - Street: Engineering Fees	\$0.00	\$0.00	\$7,000.00	\$167.40	\$7,000.00	\$6,832.60
5108 - Trees & Trimming	\$0.00	\$0.00	\$52,500.00	\$22,980.00	\$52,500.00	\$29,520.00
5115 - Street Repairs	\$0.00	\$0.00	\$100,000.00	\$147,795.60	\$100,000.00	(\$47,795.60)
5116 - Lawn Care Contract	\$0.00	\$0.00	\$2,100.00	\$1,585.00	\$2,100.00	\$515.00
5117 - Concrete Repairs	\$0.00	\$0.00	\$21,000.00	\$980.00	\$21,000.00	\$20,020.00
5123 - Snow Removal	\$2,100.00	\$0.00	\$10,500.00	\$920.00	\$10,500.00	\$9,580.00
Total Grounds	\$2,400.00	\$0.00	\$196,250.00	\$174,778.45	\$196,250.00	\$21,471.55
<u>Insurance/Taxes</u>						
5220 - Insurance	\$0.00	\$0.00	\$7,875.00	\$5,581.00	\$7,875.00	\$2,294.00
5262 - Income Taxes	\$0.00	\$0.00	\$105.00	\$173.29	\$105.00	(\$68.29)
Total Insurance/Taxes	\$0.00	\$0.00	\$7,980.00	\$5,754.29	\$7,980.00	\$2,225.71
Total Expense	\$3,433.75	\$627.31	\$228,125.00	\$198,359.60	\$228,125.00	\$29,765.40
Operating Net Income	(\$3,433.75)	(\$2,297.41)	\$5,950.00	\$49,835.62	\$5,950.00	(\$43,885.62)
Net Income	(\$3,433.75)	(\$2,297.41)	\$5,950.00	\$49,835.62	\$5,950.00	(\$43,885.62)

University Park Subdivision
Reconciliation Report

Union Bank - Union Bank Operating-1030
Statement Date: 12/31/2020

Statement Balance: \$290,211.76
GL Balance: \$290,211.76
Last Statement Balance: \$289,790.56
Outstanding Checks: \$0.00
Outstanding Deposits: \$0.00
Calculated Balance: \$290,211.76
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
	Payment: Collector of Revenue, St. Louis County, Check #: 2945, Invoice #: 11/24/2020	11/24/2020	2945	-\$173.29
	Payment: DNI Properties Inc, ACH, Invoice #: 11/30/2020	11/30/2020	0	-\$2.79
	Payment: Signs etcetera, Check #: 2946, Invoice #: 13566	11/30/2020	2946	-\$242.85
	Payment: DNI Properties Inc, ACH, Invoice #: 12/9/2020	12/10/2020	0	-\$575.00
	Payment: Ameren Missouri, On-Line Payment, Invoice #: 12/22/2020	12/22/2020	On-Line	-\$42.05
	Payment: DNI Properties Inc, ACH, Invoice #: 12/29/2020	12/30/2020	0	-\$9.60
	Payment: DNI Properties Inc, ACH, Invoice #: 12/30/2020	12/31/2020	0	-\$0.66
Total Cleared Checks:				\$1,048.24

Deposits	Description	Date	Amount
	Payment-Thank You	12/4/2020	\$100.00
	Payment-Thank You	12/7/2020	\$866.64
	Payment-Thank You	12/11/2020	\$274.97
	Payment-Thank You	12/14/2020	\$130.83
	Payment-Thank You	12/21/2020	\$275.00
	Payment-Thank You	12/28/2020	\$20.00
Total Cleared Deposits:			\$1,467.44

Outstanding

Checks	Description	Date	Check #	Amount
Total Outstanding Checks:				\$0.00

Deposits	Description	Date	Amount
Total Outstanding Deposits:			\$0.00

7)

**Statement
of Accounts**

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

Page: 1 of 2
Statement Number: 0030543025
12/01/20 -12/31/20

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

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

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

Analyzed Business Checking Summary

Account number: 0030543025

Days in statement period: 31

Beginning Balance on 12/01		289,790.56
Total Credits		1,467.44
Electronic Credits(6)	1,467.44	
Total Debits		-1,046.24
Electronic Debits(7)	-630.10	
Checks(2)	-416.14	
Ending Balance on 12/31		290,211.76

Credits

Electronic Credits	Date	Description	Reference	Amount
	12/07	UNION BANK ASSN CR CCD 0758-00000750	54705731	100.00
	12/08	UNION BANK ASSN CR CCD 0758-00000750	56511926	666.64
	12/14	UNION BANK ASSN CR CCD 0758-00000750	51440654	274.97
	12/15	UNION BANK ASSN CR CCD 0758-00000750	53156944	130.83
	12/23	UNION BANK RDC DEP CR CCD RDC DEPOSIT	51982898	275.00
	12/30	UNION BANK RDC DEP CR CCD RDC DEPOSIT	58028490	20.00
6 Electronic Credits				1,467.44

Debits

Checks Paid

* Gap in check sequence

Number	Date	Reference	Amount	Number	Date	Reference	Amount
2945	12/03	06752870	173.29	2946	12/04	06787974	242.85

2 Checks Paid

416.14

Electronic Debits	Date	Description	Reference	Amount
	12/01	University Park Payment CCD	50744068	2.79
	12/10	University Park Payment CCD	50269385	575.00
	12/21	AMERENMO UTIL PAY PPD *****5113	57536381	15.54
	12/22	AMERENMO UTIL PAY PPD *****3026	58848420	13.17
	12/22	AMERENMO UTIL PAY PPD *****6013	58848417	13.34
	12/30	University Park Payment CCD	58015328	9.60
	12/31	University Park Payment CCD	59294920	0.66
7 Electronic Debits				630.10

Daily Balance

<u>Date</u>	<u>Ledger balance</u>	<u>Date</u>	<u>Ledger balance</u>	<u>Date</u>	<u>Ledger balance</u>
12/01 - 12/02	289,787.77	12/03	289,614.48	12/04 - 12/06	289,371.63
12/07	289,471.63	12/08 - 12/09	290,138.27	12/10 - 12/13	289,563.27
12/14	289,838.24	12/15 - 12/20	289,969.07	12/21	289,953.53
12/22	289,927.02	12/23 - 12/29	290,202.02	12/30	290,212.42
12/31	290,211.76				

**University Park Subdivision
General Ledger Report
12/1/2020 - 12/31/2020**

Account: 1030 - Union Bank Operating

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$289,371.63
12/4/2020	Payment-Thank You		\$100.00		\$289,471.63
12/7/2020	Payment-Thank You		\$666.64		\$290,138.27
12/10/2020	Payment: DNI Properties Inc, ACH, Invoice #: 12/9/2020			\$575.00	\$289,563.27
12/11/2020	Payment-Thank You		\$274.97		\$289,838.24
12/14/2020	Payment-Thank You		\$130.83		\$289,969.07
12/21/2020	Payment-Thank You		\$275.00		\$290,244.07
12/22/2020	Payment: Ameren Missouri, On-Line Payment, Invoice #: 12/22/2020			\$42.05	\$290,202.02
12/28/2020	Payment-Thank You		\$20.00		\$290,222.02
12/30/2020	Payment: DNI Properties Inc, ACH, Invoice #: 12/29/2020			\$9.60	\$290,212.42
12/31/2020	Payment: DNI Properties Inc, ACH, Invoice #: 12/30/2020			\$0.66	\$290,211.76
Account Total			\$1,467.44	\$627.31	\$290,211.76

Account: 2032 - Prepaid Assessments

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$0.00
12/31/2020	2021 Prepaid Assessment			\$3,137.54	(\$3,137.54)
Account Total			\$0.00	\$3,137.54	(\$3,137.54)

Account: 2630 - Retained Earnings -
Beginning

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					(\$237,238.60)
Account Total			\$0.00	\$0.00	(\$237,238.60)

Account: 3010 - Assessments

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					(\$24,867.81)
12/1/2020	Payment Application		\$1,609.43		(\$23,258.38)
12/1/2020	Payment Application			\$120.00	(\$23,378.38)
12/4/2020	Payment-Thank You			\$100.00	(\$23,478.38)
12/4/2020	Payment Application		\$100.00		(\$23,378.38)
12/7/2020	Payment-Thank You			\$666.64	(\$24,045.02)
12/7/2020	Payment Application		\$666.64		(\$23,378.38)
12/7/2020	Payment Application			\$56.00	(\$23,434.38)
12/11/2020	Payment-Thank You			\$274.97	(\$23,709.35)
12/11/2020	Payment Application		\$274.97		(\$23,434.38)
12/11/2020	Payment Application			\$20.00	(\$23,454.38)
12/14/2020	Payment-Thank You			\$130.83	(\$23,585.21)
12/14/2020	Payment Application		\$130.83		(\$23,454.38)
12/14/2020	Payment Application			\$75.00	(\$23,529.38)
12/21/2020	Payment-Thank You			\$275.00	(\$23,804.38)
12/28/2020	Payment-Thank You			\$20.00	(\$23,824.38)
12/31/2020	2021 Prepaid Assessment		\$3,137.54		(\$20,686.84)
12/31/2020	Payment Application		\$55.86		(\$20,630.98)

**University Park Subdivision
General Ledger Report
12/1/2020 - 12/31/2020**

Account Total \$5,975.27 \$1,738.44 **(\$20,630.98)**

Account: 3011 - Special Assessment

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					(\$186,581.58)
12/1/2020	Payment Application			\$1,200.00	(\$187,781.58)
12/4/2020	Payment Application			\$100.00	(\$187,881.58)
12/7/2020	Payment Application			\$560.00	(\$188,441.58)
12/11/2020	Payment Application			\$200.00	(\$188,641.58)
Account Total			\$0.00	\$2,060.00	(\$188,641.58)

Account: 3012 - Driveway-
Remove/Replace

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					(\$33,572.82)
12/1/2020	Payment Application			\$148.85	(\$33,721.67)
Account Total			\$0.00	\$148.85	(\$33,721.67)

Account: 3746 - Late Fees / Delinquency
Interest

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					(\$3,102.08)
12/1/2020	Payment Application			\$75.66	(\$3,177.74)
12/7/2020	Payment Application			\$20.64	(\$3,198.38)
12/11/2020	Payment Application			\$24.97	(\$3,223.35)
12/14/2020	Payment Application			\$10.83	(\$3,234.18)
12/31/2020	Payment Application			\$40.86	(\$3,275.04)
Account Total			\$0.00	\$172.96	(\$3,275.04)

Account: 3775 - Re-billing Charge

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					(\$1,741.03)
12/1/2020	Payment Application			\$64.92	(\$1,805.95)
12/7/2020	Payment Application			\$30.00	(\$1,835.95)
12/11/2020	Payment Application			\$30.00	(\$1,865.95)
12/14/2020	Payment Application			\$45.00	(\$1,910.95)
12/31/2020	Payment Application			\$15.00	(\$1,925.95)
Account Total			\$0.00	\$184.92	(\$1,925.95)

Account: 5009 - Printing & Production

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$2,525.33
Account Total			\$0.00	\$0.00	\$2,525.33

**University Park Subdivision
General Ledger Report
12/1/2020 - 12/31/2020**

Account: 5010 - Office & Administration

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$357.15
12/30/2020	Payment: DNI Properties Inc, Check #: ACH, Invoice #: 12/29/2020, opier charges 9/24/20-12/28/2020		\$8.60		\$365.75
12/31/2020	Payment: DNI Properties Inc, Check #: ACH, Invoice #: 12/30/2020, Welcome packet mailing-2		\$0.66		\$366.41
Account Total			\$9.26	\$0.00	\$366.41

Account: 5011 - Postage & Delivery

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$1,566.30
12/30/2020	Payment: DNI Properties Inc, Check #: ACH, Invoice #: 12/29/2020, 12/20 Postage		\$1.00		\$1,567.30
Account Total			\$1.00	\$0.00	\$1,567.30

Account: 5014 - Management Fee

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$6,935.00
12/10/2020	Payment: DNI Properties Inc, Check #: ACH, Invoice #: 12/9/2020, 12/2020 Management fee		\$575.00		\$7,510.00
Account Total			\$575.00	\$0.00	\$7,510.00

Account: 5022 - Legal

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$2,088.55
Account Total			\$0.00	\$0.00	\$2,088.55

Account: 5030 - Late Notices/Collection Letters

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$2,970.00
Account Total			\$0.00	\$0.00	\$2,970.00

Account: 5042 - Electric

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$472.22
12/22/2020	Payment: Ameren Missouri, Check #: On-Line, Invoice #: 12/22/2020, Electric			\$42.05	\$514.27
Account Total				\$42.05	\$0.00
					\$514.27

Account: 5101 - General Repairs/Grounds

Posting Date	Description	Long Desc	Debit	Credit	Balance
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**University Park Subdivision
General Ledger Report
12/1/2020 - 12/31/2020**

Beginning Balance					\$350.45
	Account Total		\$0.00	\$0.00	\$350.45

Account: 5103 - Street: Engineering Fees

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$167.40
	Account Total		\$0.00	\$0.00	\$167.40

Account: 5108 - Trees & Trimming

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$22,980.00
	Account Total		\$0.00	\$0.00	\$22,980.00

Account: 5115 - Street Repairs

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$147,795.60
	Account Total		\$0.00	\$0.00	\$147,795.60

Account: 5116 - Lawn Care Contract

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$1,585.00
	Account Total		\$0.00	\$0.00	\$1,585.00

Account: 5117 - Concrete Repairs

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$980.00
	Account Total		\$0.00	\$0.00	\$980.00

Account: 5123 - Snow Removal

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$920.00
	Account Total		\$0.00	\$0.00	\$920.00

Account: 5220 - Insurance

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$5,581.00
	Account Total		\$0.00	\$0.00	\$5,581.00

Account: 5262 - Income Taxes

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$173.29

**University Park Subdivision
General Ledger Report
12/1/2020 - 12/31/2020**

Account Total	\$0.00	\$0.00	\$173.29
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Account: 5270 - Tax Preparation

Posting Date	Description	Long Desc	Debit	Credit	Balance
Beginning Balance					\$285.00
Account Total					\$285.00

**University Park Subdivision
Delinquency Report-by Address
Period Through: 12/31/2020**

Account Number	Name	Address	Status	Total Due	Current	30 days	60 days	90 days	Last Payment Date	Last Payment Amount
113300370	Jen-Ree Duan & Mei-Chan Duan	7010 Amherst		\$0.50				\$0.50	4/17/2020	\$247.00
113300611	Richard Greenberg and Claire Schenk	7020 Amherst		\$572.93				\$572.93	2/27/2018	\$247.50
113300710	Michael & Ann Murphy	7024 Amherst		\$2,099.81				\$2,099.81	11/2/2016	\$100.00
113300951	Matthew Gallagher	7033 Amherst		\$795.65				\$795.65	2/21/2017	\$235.00
113300980	Joseph & Mira Gaied	7034 Amherst		\$1,200.02				\$1,200.02	5/11/2020	\$100.00
113301051	Allison Jeu	7036 Amherst		\$220.00				\$220.00		\$0.00
113301220	Mark Zaiontz	7041 Amherst		\$2,294.82				\$2,294.82		\$0.00
113301260	Mark Zaiontz	7043 Amherst		\$2,092.51				\$2,092.51		\$0.00
113301571	Amherst 1984 LLC	7054 Amherst		\$567.12				\$567.12	4/22/2020	\$2.00
113301580	G&M Properties Inc	7055 Amherst		\$512.61				\$512.61	2/5/2018	\$220.00
113301950	Gregory Gates	7107 Amherst		\$1,995.51				\$1,995.51		\$0.00
113302030	Meylo Properties, LLC	7110 Amherst		\$22.37				\$22.37	10/20/2020	\$252.60
113302090	Sergey Gritsenko	7111 Amherst		\$2,294.82				\$2,294.82		\$0.00
113302431	William Rebello, Jr.	7121 Amherst		\$2,650.14				\$2,650.14		\$0.00
113302551	Mr. and Mrs. Stuber	7124 Amherst		\$299.21				\$299.21	4/5/2019	\$275.00
113302771	7230 Forsyth, LLC	7130 Amherst		\$242.37				\$242.37	3/8/2019	\$220.00
113303100	Scott Sandler	7139 Amherst		\$242.37				\$242.37	3/12/2019	\$220.00
113303261	Serra Lesa Ivener	7142 Amherst		\$572.93				\$572.93		\$0.00
113303301	L&S University City Properties LLC and C/O Laura Mehard	7144 Amherst		\$0.50				\$0.50	2/27/2020	\$247.00
113303320	Mark Zaiontz	7145 Amherst		\$4,088.49				\$4,088.49		\$0.00
113303550	Jan Lohmann	7151 Amherst		\$1,995.51				\$1,995.51		\$0.00
113303711	Luke and Alexander Babich	7156 Amherst		\$1,707.00				\$1,707.00		\$0.00
113304070	Andrew T. Youssef	7207 Amherst		\$989.31				\$989.31	4/3/2017	\$275.00
113304571	Olivette Terrace LLC	7230 Amherst		\$242.37				\$242.37		\$0.00
113304810	Andrew T. Youssef	7239 Amherst		\$441.10				\$441.10	3/3/2020	\$335.10

**University Park Subdivision
Delinquency Report-by Address
Period Through: 12/31/2020**

Account Number	Name	Address	Status	Total Due	Current	30 days	60 days	90 days	Payment Date	Last Payment Amount
113305000	George Draper	7246 Amherst		\$2,064.95				\$2,064.95	8/11/2017	\$250.46
113305070	Jason Simon	7248 Amherst		\$512.61				\$512.61	2/14/2018	\$235.00
113305982	Rass Properties LLC	7304 Amherst		\$2,660.56				\$2,660.56		\$0.00
113305993	Great One LLC	7306 Amherst		\$242.37				\$242.37		\$0.00
113306860	Nina Lockridge	7339 Amherst		\$6,084.50				\$6,084.50		\$0.00
113306930	Meylo Properties	7341 Amherst		\$22.37				\$22.37	10/20/2020	\$252.60
113307572	Denise Boudinet and William Wallace	7369 Amherst		\$545.21				\$545.21	7/1/2019	\$220.00
113307662	Lauren Bikshorn	7379 Amherst		\$826.31				\$826.31	1/2/2018	\$473.00
113302510	Stephanie Tucker	7123 Cambridge		\$1,178.18				\$1,178.18	2/10/2017	\$330.00
113302681	Thomas Gershman	7127 Cambridge		\$26.06				\$26.06	9/8/2020	\$330.00
113302780	Mark and Vivian Darrell	7130 Cambridge		\$356.06				\$356.06	10/17/2019	\$371.40
113303791	Erin and Lauren Suher-O'Grady	7162 Cambridge		\$356.06				\$356.06		\$0.00
113304640	Marlo Brais	7233 Cambridge		\$327.64				\$327.64	2/14/2019	\$302.50
113303940	Kenya Mason-Maxwell	7200 Colgate		\$221.65				\$221.65	12/4/2020	\$100.00
113304032	Mat Emden	7206 Colgate		\$299.21				\$299.21	1/24/2020	\$778.80
113304430	Roland Williams	7223 Colgate		\$4,224.81				\$4,224.81		\$0.00
113304820	Brent Smith and Sabrena Nelson	7239 Colgate		\$1,103.97				\$1,103.97	11/11/2019	\$2,042.67
113305220	Fannie Boyd	7254 Colgate		\$2,842.84				\$2,842.84		\$0.00
113305852	Robert Devereux, Jr.	7300 Colgate		\$458.37				\$458.37	1/13/2020	\$1,677.00
113305911	Lauren McCoy	7301 Colgate		\$458.37				\$458.37	4/30/2019	\$907.32
113305971	Christopher Tinson	7305 Colgate		\$166.51				\$166.51	10/5/2020	\$250.00
113306973	Keith Fester	7335 Colgate		\$1,180.54				\$1,180.54	5/21/2018	\$275.00
113306973	Patricia Kuehn	7343 Colgate		\$275.00				\$275.00	11/16/2020	\$307.56
113307400	Donald Camien Et Al	7359 Colgate		\$1,348.08				\$1,348.08	4/22/2020	\$100.00
113301081	Michael Rowan	7037 Cornell		\$1,898.17				\$1,898.17		\$0.00
113302111	Michael and Jennifer Drone	7111 Cornell		\$327.64				\$327.64	4/25/2019	\$302.50
113302570	Wojciech Klim	7124 Cornell		\$0.50				\$0.50	4/13/2020	\$302.00
113303141	Jonathon Marrow	7140 Cornell		\$2,674.76				\$2,674.76		\$0.00
113304451	Kathryn Wetzel	7224 Cornell		\$2,251.55				\$2,251.55		\$0.00
113305480	James Thavorides	7262 Cornell		\$299.21				\$299.21	11/20/2019	\$646.00
113300221	Tony Chen	7004 Dartmouth		\$242.37				\$242.37	2/13/2019	\$220.00
113300280	Rufus Henderson	7007 Dartmouth		\$558.66				\$558.66	1/27/2020	\$800.00
113300350	Rufus Henderson	7009 Dartmouth		\$207.23				\$207.23	1/27/2020	\$600.00
113300560	Cedric Turner	7018 Dartmouth		\$5,893.18				\$5,893.18		\$0.00

**University Park Subdivision
Delinquency Report-by Address
Period Through: 12/31/2020**

Account Number	Name	Address	Status	Total Due	Current	30 days	60 days	90 days	Payment Date	Last Payment Amount
113300592	Amherst and Dartmouth LLC	7019 Dartmouth		\$242.37				\$242.37		\$0.00
113301031	Sunset Capital, LLC	7035 Dartmouth		\$242.37				\$242.37		\$0.00
113301190	Edward & Nelli Tsimmerman	7040 Dartmouth		\$1,697.55				\$1,697.55		\$0.00
113301291	Andre Fuller	7044 Dartmouth		\$512.61				\$512.61	4/10/2018	\$110.00
113301620	Andrew Youssef	7056 Dartmouth		\$800.45				\$800.45	4/3/2017	\$220.00
113301751	Anthony Dickson, Jr.	7100 Dartmouth		\$242.37				\$242.37	3/29/2019	\$220.00
113301931	Safi Inc Safi Inc	7106 Dartmouth		\$242.37				\$242.37		\$0.00
113302250	Jessie Finley	7116 Dartmouth		\$242.37				\$242.37	2/27/2019	\$472.60
113302900	Cecelia Nadal	7133 Dartmouth		\$512.61				\$512.61	5/7/2018	\$235.00
113303040	Mavidibs LLC	7137 Dartmouth		\$1,400.92				\$1,400.92	2/4/2015	\$200.00
113303150	Maryloy Sues	7140 Dartmouth		\$800.45				\$800.45	9/14/2017	\$499.60
113303270	Nh Investments	7142 Dartmouth		\$242.37				\$242.37	3/14/2019	\$220.00
113303411	Joel Eisenstein	7147 Dartmouth		\$1,400.92				\$1,400.92		\$0.00
113303761	Amalaco.LLC	7159 Dartmouth		\$481.11				\$481.11	3/13/2019	\$451.00
113302020	Jason Rowland	7109 Delmar		\$112.25				\$112.25	5/2/2018	\$110.10
113303830	Delpoint Associates, LLC	7165 Delmar		\$280.83				\$280.83		\$0.00
113304010	Zeigler Enterprises	7201 Delmar		\$0.50				\$0.50	3/25/2020	\$48.00
113305200	Victor Cooney	7253 Delmar		\$84.83				\$84.83	2/5/2018	\$25.00
113305460	Anne Pointer	7261 Delmar		\$228.83				\$228.83	1/30/2015	\$0.00
113305531	Schrodinger's Cat LLC	7265 Delmar		\$84.83				\$84.83	4/5/2019	\$42.50
113305840	Mccallum Partners LLC	7293 Delmar		\$58.92				\$58.92	1/14/2019	\$93.00
113306380	Thomas Fry & Lind Reiman	7321 Delmar		\$53.75				\$53.75		\$0.00
113306810	Kristen Gipson	7337 Delmar		\$711.65				\$711.65	9/4/2020	\$33.50
113307601	Thomas Gershman	7369 Delmar		\$16.12				\$16.12	1/25/2017	\$28.50
113303860	Grover Sibley	716 Pennsylvania		\$142.85				\$142.85	4/10/2017	\$108.00
113306590	Patricia Nichols	732 Pennsylvania		\$170.15				\$170.15		\$0.00
113307680	810 Pennsylvania LLC	810 Pennsylvania		\$594.55				\$594.55	9/16/2019	\$123.30
113307690	1991 Properties,LLC	812 Pennsylvania		\$38.25				\$38.25		\$0.00
113307701	Matt Gallagher	816 Pennsylvania		\$35.67				\$35.67		\$0.00
113307740	Kelli Eckert	830 Pennsylvania		\$605.10				\$605.10		\$0.00
113307780	Gerald Burbank	838 Pennsylvania		\$287.40				\$287.40		\$0.00

**University Park Subdivision
Delinquency Report-by Address
Period Through: 12/31/2020**

Account Number	Name	Address	Status	Total Due	Current	30 days	60 days	90 days	Payment Date	Last Payment Amount
113307811	7230 Forsyth LLC	846 Pennsylvania		\$56.34				\$56.34		\$0.00
113307821	Michael Klenove and Amanda Gallmeier	848 Pennsylvania		\$56.34				\$56.34	2/22/2019	\$40.00
113307851	Forum Home Health Care Agency	858 Pennsylvania		\$213.45				\$213.45		\$0.00
113301760	John Vatterott	7100 Princeton		\$498.17				\$498.17	2/20/2020	\$1,077.20
113302360	Michael Marker	7119 Princeton		\$1,628.84				\$1,628.84	2/2/2017	\$2,524.60
113302410	Margaret Coghlan	7120 Princeton		\$753.92				\$753.92	8/8/2018	\$371.40
113303590	Kyle Kochtanek	7151 Princeton		\$753.92				\$753.92	2/6/2018	\$330.00
113303871	Blake Valentine	7170 Princeton		\$572.07				\$572.07		\$0.00
113303960	Charlotte Davidson	* 7200 Princeton		\$433.32				\$433.32		\$0.00
113305130	Julia Noack	7250 Princeton		\$356.06				\$356.06	2/12/2019	\$1,875.60
113305540	Thomas Goddard	7265 Princeton		\$356.66				\$356.66	4/25/2019	\$1,875.00
113306172	Jeffrey Brown	7312 Princeton		\$356.06				\$356.06		\$0.00
113306390	Alonzo and Stephanie Jenkins	7321 Princeton		\$3,119.55				\$3,119.55	10/17/2016	\$250.00
113307000	Austin and Erin Hasek	7343 Princeton		\$753.92				\$753.92	4/3/2018	\$330.00
113300260	Gladys Rose	7006 Stanfoid		\$0.50				\$0.50	5/18/2020	\$302.00
113301151	Gregory Hickman	7039 Stanfoid		\$633.26				\$633.26	2/20/2018	\$275.00
113301410	Alexander Walker	7048 Stanfoid		\$299.21				\$299.21	2/7/2019	\$275.00
113302651	Manor Real Estate LLC	7126 Stanfoid		\$327.64				\$327.64		\$0.00
113303070	Eva Rice & Hesse Caplinger	7137 Stanfoid		\$633.26				\$633.26	9/27/2018	\$1,298.00
113303690	Diane O'Brien	7155 Stanfoid		\$643.59				\$643.59	12/12/2019	\$1,121.40
113304290	Jane Aylward	7217 Stanfoid		\$585.01				\$585.01	7/17/2019	\$667.68
113304890	Patricia Connor Reinhart	* 7241 Stanfoid		\$275.00				\$275.00	1/26/2016	\$250.00
113305100	Deborah Dahms	7249 Stanfoid		\$633.26				\$633.26	2/22/2018	\$275.00
113305400	Dixie Walsh	7259 Stanfoid		\$1,367.36				\$1,367.36	10/17/2016	\$285.00
113305660	Andrei Laszlo	7271 Stanfoid		\$1,367.36				\$1,367.36	3/22/2016	\$517.00
113306420	Stanley White	7322 Stanfoid		\$849.38				\$849.38	11/18/2020	\$1,000.00

**University Park Subdivision
Delinquency Report-by Address
Period Through: 12/31/2020**

Account Number	Name	Address	Status	Total Due	Current	30 days	60 days	90 days	Last Payment Date	Last Payment Amount
113306431	Oscar Navas	7323 Stanfords		\$299.21				\$299.21	10/3/2019	\$312.00
113306800	Gus Strebeck	7336 Stanfords		\$838.28				\$838.28	10/16/2020	\$750.00
113307380	Robert Sprung	7358 Stanfords		\$296.37				\$296.37	3/11/2020	\$2.75
113307450	Judith Watts	7360 Stanfords		\$865.29				\$865.29	6/6/2017	\$100.00
113300271	Mary Holtz	7006 Tulane		\$1,105.89				\$1,105.89		\$0.00
113300541	Rebecca Nichols	7017 Tulane		\$512.61				\$512.61		\$0.00
113300601	Rebecca Nichols	7019 Tulane		\$480.01				\$480.01		\$0.00
113301010	Sammie Washington	7034 Tulane		\$945.67				\$945.67	2/28/2017	\$110.00
113301070	Walled and Gina Agha	7036 Tulane		\$512.61				\$512.61	12/18/2018	\$166.00
113301161	Broken Plate, LLC	7039 Tulane		\$242.37				\$242.37	3/27/2019	\$220.00
113301210	Mark Zaiontz	7040 Tulane		\$2,450.72				\$2,450.72		\$0.00
113301320	Mark Zaiontz	7044 Tulane		\$2,432.72				\$2,432.72		\$0.00
113301851	Alexander Anselmo	7101 Tulane		\$242.37				\$242.37	2/27/2019	\$220.00
113301870	Hao Zheng	7104 Tulane		\$274.97				\$274.97	10/22/2019	\$220.00
113302491	Zach Hauser	7122 Tulane		\$22.37				\$22.37	9/17/2020	\$220.00
113302540	Kathleen Hudson	7123 Tulane		\$2,172.44				\$2,172.44	5/15/2019	\$50.00
113302750	Marco Tipton	7129 Tulane		\$2,842.01				\$2,842.01	5/21/2015	\$80.00
113303090	Meylo Properties,LLC	7138 Tulane		\$22.37				\$22.37	10/20/2020	\$252.60
113303180	Shawn Latino	7140 Tulane		\$1,437.89				\$1,437.89	4/11/2016	\$100.00
113303250	Alvah Woods	7141 Tulane		\$2,474.58				\$2,474.58		\$0.00
113303542	London Enterprises,LLC	7150 Tulane		\$242.37				\$242.37	1/7/2019	\$220.00
113303600	Scott Sandler	7151 Tulane		\$242.37				\$242.37	3/12/2019	\$220.00
113303701	Matthew and Stella Pine	7155 Tulane		\$492.48				\$492.48	2/14/2020	\$1,064.88
113300110	Daniel Klotzer and Kun Qian	648 Vassar		\$2,726.86				\$2,726.86	2/12/2015	\$400.00
113303630	William Bloch	7154 A Tulane		\$512.61				\$512.61	8/6/2018	\$1,752.40
				\$125,053.68	\$0.00	\$0.00	\$0.00	\$125,053.68		
				0	0	0	0	141		

Assessment	\$9,783.35	\$0.00	\$0.00	\$9,783.35
Re- Billing Charge	\$6,399.25	\$0.00	\$0.00	\$6,399.25
Special Assessment	\$77,773.75	\$0.00	\$0.00	\$77,773.75
Driveway- Remove/Replace	\$9,123.59	\$0.00	\$0.00	\$9,123.59
Collection Letter 2	\$1.50	\$0.00	\$0.00	\$1.50
Delinquency Interest	\$19,526.14	\$0.00	\$0.00	\$19,526.14
Late Fee Notice	\$30.00	\$0.00	\$0.00	\$30.00
Legal Fees	\$2,365.59	\$0.00	\$0.00	\$2,365.59
Miscellaneous	\$0.51	\$0.00	\$0.00	\$0.51
Returned Check Charge	\$50.00	\$0.00	\$0.00	\$50.00
	\$125,053.68	\$0.00	\$0.00	\$125,053.68

**University Park Subdivision
Change of Ownership Report
Process Date: 12/1/2020-12/31/2020**

1/14/2021

New Owner	Street Address	Previous Owner	Closing Docs Recvd/ Processed	Sale Date
Dylan Schmitter	7244 Stanford	Andrew and Christine Basler	12/28/2020	12/18/2020
Robyn Dexter	7207 Cornell	Allegra Lilly and Tyler Vahldick	12/28/2020	12/1/2020

**University Park Subdivision
Check Register Report
12/1/2020 - 12/31/2020**

<u>Account #</u>	<u>Check #</u>	<u>Check Date</u> <u>Invoice</u>	<u>Vendor or Payee</u> <u>Line Item</u>	<u>Check Amt</u>	<u>Expense Account</u>	<u>Invoice</u>	<u>Paid</u>
1030	0	12/10/2020 12/9/2020	DNI Properties Inc 12/2020 Management fee	\$575.00	5014 Management Fee	\$575.00	\$575.00
1030	On-Line	12/22/2020 12/22/2020	Ameren Missouri Electric	\$42.05	5042 Electric	\$42.05	\$42.05
1030	0	12/30/2020 12/29/2020 12/29/2020	DNI Properties Inc 12/20 Postage opier charges 9/24/20-12/28/2020	\$9.60	5011 Postage & Delivery 5010 Office & Administration	\$1.00 \$8.60	\$1.00 \$8.60
1030	0	12/31/2020 12/30/2020	DNI Properties Inc Welcome packet mailing-2	\$0.66	5010 Office & Administration	\$0.66	\$0.66
Total:				\$627.31			



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

University Park

MANAGEMENT FEE FOR THE MONTH OF December 2020

MONTHLY FEE 575.00

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

Check Request Form

Date Requested: 12/28/2020 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: \$ **1.00**

Explanation: Postage Log 12/2020

Postage	1.00
Supplies	0.00
Late Notices	0.00

Check Request Form

Date Requested: 12/28/2020 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: \$ **8.60**

Explanation: Copier charges 9/24/2020 - 12/28/2020

# B & W of copies:	86
# Color Copies	0

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

Welcome Packet (2)

Copies	Number	Cost per unit	Cost for Mailing
Copies (deskjet)	4	x .10 per sheet	.40
Copies (Cannon)		ALREADY CHARGED ON COPY MACHINE	
TOTAL			
Postage	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			
Office Supplies	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	2	x \$0.13 each	\$.26
#10 Regular Envelopes		x \$0.13 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 \$0.13 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			
			\$
Other Supplies	Number	Cost	Cost for Mailing
			\$
			\$
Typing & Handling	Number	Cost	Cost for Mailing
Handling cost		x \$0.25 each	\$
Newsletter		\$50 per hour	\$
TOTAL			
			\$
Total Cost for Entire Mailing			\$.166
Recorded by:		Approved by:	

**University Park Subdivision
Change of Ownership Report
Escrow Date: 12/1/2020-12/31/2020**

12/29/2020

New Account #	New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
113304963	Dylan Schmitter	7244 Stanford	7244ST	Andrew and Christine Basler	12/28/2020	12/18/2020
113304082	Robyn Dexter	7207 Cornell	7207CR	Allegra Lilly and Tyler Vahldick	12/28/2020	12/1/2020