



150 N. Meramec Ave., Suite 500 • St. Louis, Missouri 63105 • Tel (314) 862-9400
www.GershmanCommercial.com

October 8, 2019

City of St. Louis Treasurer's Office
Attn: Michelle Smart, Chief Fiscal Officer
Chief of Staff and Counsel
133 S. 11th Street, Suite 530
St. Louis, MO 63102

Re: Argyle Garage
September 2019 Financial and Operations Report

Dear Ms. Smart:

Enclosed are copies of the September 2019 Financial Statements for the Argyle Garage for your review. Comments on the financial reports along with an update on the building operations are below.

Financial Reports

Total Income for September was \$17,078 with \$3,382 in Electric Reimbursement.
- \$1,922 variance in electric reimbursement is due to timing of billing.

Total Expenses for September were \$2,386.
- No variances over threshold to report.

Therefore, the **Net Monthly Income/Loss** for September was \$14,692 & St. Louis Parking Distribution was \$12,863.

Delinquencies

- No delinquencies to report.

Building Operations

- Management has been onsite for routine inspections.

If you have any questions or concerns, please let me know.

Sincerely,
GERSHMAN COMMERCIAL REAL ESTATE

A handwritten signature in black ink, appearing to read 'Liz Brown', with a long horizontal flourish extending to the right.

Liz Brown
Senior Property Manager
314-878-5342

ARGYLE GARAGE

FOR THE MONTH OF SEPTEMBER 2019

PROPERTY NO. 22500

**225 N. EUCLID AVENUE
SAINT LOUIS, MO 63108**

PREPARED FOR:

**CITY OF ST. LOUIS TREASURER'S OFFICE
133 SOUTH 11TH STREET, SUITE 530
ST. LOUIS, MO 63102**



150 N. Meramec Avenue, Suite 500, Clayton, Missouri 63105
Telephone: (314) 862-9400

ARGYLE GARAGE

22500

THE REPORTS INCLUDED IN THIS PACKAGE ARE:

BUDGET COMPARISON
VARIANCE NOTES
CASH FLOW BY MONTH
TRIAL BALANCE
BALANCE SHEET
DEPOSIT REGISTER
RECEIPTS BY TENANT REPORT
RECEIVABLE DETAIL BY CHARGE CODE
COMMERCIAL RENT ROLL - DETAILED
AGED RECEIVABLES REPORT, IF APPLICABLE
CHECK DETAIL
AGED ACCOUNTS PAYABLE, IF APPLICABLE
BANK STATEMENT & RECONCILIATION
GENERAL LEDGER
MANAGEMENT FEE CALCULATION

CC: MICHELLE SMART - via email - Smartm@stltreasurer.org
SHIRLEY RUKCIC - via email - Rukcics@stltreasurer.org

Budget Comparison
Argyle Garage Retail (22500)
Books=Cash, Account Tree = ysi_cf
For the Month of September 2019

	MTD Actual	MTD Budget	\$ Var.	YTD Actual	YTD Budget	\$ Var.	Annual Budget
REVENUE							
Base Rent	12,862.50	12,862.50	0.00	38,587.50	38,587.50	0.00	155,217.48
Electric Reimbursement	3,382.30	1,460.00	1,922.30	5,839.68	4,607.00	1,232.68	12,884.00
Gas Reimbursement	61.41	36.05	25.36	101.54	108.15	(6.61)	1,405.95
Miscellaneous Income	771.75	771.75	0.00	2,315.25	2,315.25	0.00	9,313.06
TOTAL REVENUE	17,077.96	15,130.30	1,947.66	46,843.97	45,617.90	1,226.07	178,820.49
CAM EXPENSES							
REPAIRS & MAINTENANCE							
Maintenance Services	0.00	110.00	110.00	0.00	330.00	330.00	1,320.00
Tenant Chargebacks	0.00	0.00	0.00	(10.91)	0.00	10.91	0.00
TOTAL REPAIRS & MAINTENANCE	0.00	110.00	110.00	(10.91)	330.00	340.91	1,320.00
UTILITIES							
Electricity	1,495.86	1,503.80	7.94	4,513.99	4,747.27	233.28	13,288.03
Gas	36.68	36.50	(0.18)	113.51	108.60	(4.91)	1,406.40
TOTAL UTILITIES	1,532.54	1,540.30	7.76	4,627.50	4,855.87	228.37	14,694.43
ADMINISTRATIVE & MANAGEMENT FEES							
Management Fees	853.90	756.50	(97.40)	2,342.75	2,280.85	(61.90)	8,940.70
TOTAL ADMINISTRATIVE & MANAGEMENT FEES	853.90	756.50	(97.40)	2,342.75	2,280.85	(61.90)	8,940.70
TOTAL CAM EXPENSES	2,386.44	2,406.80	20.36	6,959.34	7,466.72	507.38	24,955.13
RE TAXES & INSURANCE							
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,210.00
TOTAL RE TAXES & INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	1,210.00
TOTAL RECOVERABLE EXPENSES	2,386.44	2,406.80	20.36	6,959.34	7,466.72	507.38	26,165.13
TOTAL OPERATING EXPENSE	2,386.44	2,406.80	20.36	6,959.34	7,466.72	507.38	26,165.13
NET OPERATING INCOME	14,691.52	12,723.50	1,968.02	39,884.63	38,151.18	1,733.45	152,655.36
NET INCOME BEFORE DEBT SERVICE	14,691.52	12,723.50	1,968.02	39,884.63	38,151.18	1,733.45	152,655.36

Budget Comparison
Argyle Garage Retail (22500)
Books=Cash, Account Tree = ysi_cf
For the Month of September 2019

	MTD Actual	MTD Budget	\$ Var.	YTD Actual	YTD Budget	\$ Var.	Annual Budget
NET INCOME AFTER DEBT SERVICE	14,691.52	12,723.50	1,968.02	39,884.63	38,151.18	1,733.45	152,655.36
NET INCOME ADJUSTMENTS	14,691.52	12,723.50	1,968.02	39,884.63	38,151.18	1,733.45	152,655.36
Owner Distributions	(12,862.50)	(12,862.00)	(0.50)	(38,587.50)	(38,586.00)	(1.50)	(155,214.00)
TOTAL ADJUSTMENTS	(12,862.50)	(12,862.00)	(0.50)	(38,587.50)	(38,586.00)	(1.50)	(155,214.00)
CASH FLOW	1,829.02	(138.50)	1,967.52	1,297.13	(434.82)	1,731.95	(2,558.64)
Period to Date							
1101-0000 - Cash - Operating Account							
Total Cash	12,950.12	12,950.12		14,779.14	14,779.14		1,829.02

GERSHIMAN COMMERCIAL REAL ESTATE
ARGYLE GARAGE
VARIANCE ANALYSIS
SEPTEMBER, 2019

ACCOUNT DESCRIPTION	ACTUAL	BUDGET	VARIANCE	EXPLANATION
	\$ -	\$ -	\$ -	
Electric Reimbursement	\$ 3,382	\$ 1,460	\$ 1,922	Timing.
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	

Note: Variance over \$500 noted

Argyle Garage Retail (22500)

Cash Flow (12 months)

Period = Jul 2019-Sep 2019

Book = Cash ; Tree = ysi_bf

	Jul 2019	Aug 2019	Sep 2019	Total
4000-0005 REVENUE				
4010-0000 Base Rent	12,862.50	12,862.50	12,862.50	38,587.50
4286-0000 Electric Reimbursement	2,091.36	366.02	3,382.30	5,839.68
4287-0000 Gas Reimbursement	33.58	6.55	61.41	101.54
4375-0000 Miscellaneous Income	771.75	771.75	771.75	2,315.25
4999-9999 TOTAL REVENUE	15,759.19	14,006.82	17,077.96	46,843.97
5000-0001 CAM EXPENSES				
5200-0000 REPAIRS & MAINTENANCE				
5280-0000 Tenant Chargebacks	0.00	-10.91	0.00	-10.91
5299-9999 TOTAL REPAIRS & MAINTENANCE	0.00	-10.91	0.00	-10.91
5500-0000 UTILITIES				
5510-0000 Electricity	1,523.36	1,494.77	1,495.86	4,513.99
5520-0000 Gas	40.13	36.70	36.68	113.51
5599-9999 TOTAL UTILITIES	1,563.49	1,531.47	1,532.54	4,627.50
5600-0000 ADMINISTRATIVE & MANAGEMENT FEES				
5620-0000 Management Fees	787.96	700.89	853.90	2,342.75
5699-9999 TOTAL ADMINISTRATIVE & MANAGEMENT FEES	787.96	700.89	853.90	2,342.75
5799-9999 TOTAL CAM EXPENSES	2,351.45	2,221.45	2,386.44	6,959.34
5999-9999 TOTAL RECOVERABLE EXPENSES	2,351.45	2,221.45	2,386.44	6,959.34
6898-9999 TOTAL OPERATING EXPENSE	2,351.45	2,221.45	2,386.44	6,959.34
6899-9999 NET OPERATING INCOME	13,407.74	11,785.37	14,691.52	39,884.63
6999-9999 NET INCOME BEFORE DEBT SERVICE	13,407.74	11,785.37	14,691.52	39,884.63
7499-9999 NET INCOME AFTER DEBT SERVICE	13,407.74	11,785.37	14,691.52	39,884.63
9199-9999 NET INCOME	13,407.74	11,785.37	14,691.52	39,884.63
1000-0000 ASSETS				
1100-0000 CASH AND ESCROW				
1101-0000 Cash - Operating Account	-545.24	1,077.13	-1,829.02	-1,297.13
1199-9999 TOTAL CASH AND ESCROW	-545.24	1,077.13	-1,829.02	-1,297.13
1999-9999 TOTAL ASSETS	-545.24	1,077.13	-1,829.02	-1,297.13
2000-0000 LIABILITIES AND EQUITY				
3000-0000 EQUITY				
3020-0000 Owner Distributions	-12,862.50	-12,862.50	-12,862.50	-38,587.50
3090-0000 Retained Earnings (Current Earnings)	13,407.74	11,785.37	14,691.52	39,884.63
3998-9999 TOTAL EQUITY	545.24	-1,077.13	1,829.02	1,297.13
3999-9999 TOTAL LIABILITIES AND EQUITY	545.24	-1,077.13	1,829.02	1,297.13
CASH FLOW	13,407.74	11,785.37	14,691.52	39,884.63
1101-0000 Cash - Operating Account				
Beginning Balance	13,482.01	14,027.25	12,950.12	13,482.01
Ending Balance	14,027.25	12,950.12	14,779.14	14,779.14
Difference	545.24	-1,077.13	1,829.02	1,297.13

Argyle Garage Retail (22500)

Trial Balance

September 2019

'Books = Cash

Account	Description	Balance Forward	Debit	Credit	Ending Balance
1101-0000	Cash - Operating Account	12,950.12	1,829.02	0.00	14,779.14
1250-0000	Due to/from Related Property	-201,066.72	0.00	0.00	-201,066.72
1720-0000	Bullding Improvements	49,635.00	0.00	0.00	49,635.00
1740-0000	Tenant Improvements	37,481.75	0.00	0.00	37,481.75
1810-0000	Leasing Commissions	63,385.42	0.00	0.00	63,385.42
2210-0000	Tenant Security Deposits	7,600.00	0.00	0.00	7,600.00
3010-0000	Owner Contributions	-1,151.83	0.00	0.00	-1,151.83
3020-0000	Owner Distributions	415,502.57	12,862.50	0.00	428,365.07
3095-0000	Retained Earnings (Prior Years)	-359,143.20	0.00	0.00	-359,143.20
4010-0000	Base Rent	-25,725.00	0.00	12,862.50	-38,587.50
4286-0000	Electric Reimbursement	-2,457.38	0.00	3,382.30	-5,839.68
4287-0000	Gas Reimbursement	-40.13	0.00	61.41	-101.54
4375-0000	Miscellaneous Income	-1,543.50	0.00	771.75	-2,315.25
5280-0000	Tenant Chargebacks	-10.91	0.00	0.00	-10.91
5510-0000	Electricity	3,018.13	1,495.86	0.00	4,513.99
5520-0000	Gas	76.83	36.68	0.00	113.51
5620-0000	Management Fees	1,488.85	853.90	0.00	2,342.75
		0.00	17,077.96	17,077.96	0.00

Argyle Garage Retail (22500)

Balance SheetSeptember 2019
Books Cash**September 2019**

ASSETS	
CASH AND ESCROW	
Cash - Operating Account	14,779.14
TOTAL CASH AND ESCROW	14,779.14
RECEIVABLES	
Due to/from Related Property	-201,066.72
TOTAL RECEIVABLES	-201,066.72
REAL ESTATE	
Building Improvements	49,635.00
Tenant Improvements	37,481.75
Leasing Commissions	63,385.42
TOTAL REAL ESTATE	150,502.17
TOTAL ASSETS	-35,785.41
LIABILITIES AND EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
Tenant Security Deposits	-7,600.00
TOTAL CURRENT LIABILITIES	-7,600.00
TOTAL LIABILITIES	-7,600.00
EQUITY	
Owner Contributions	1,151.83
Owner Distributions	-428,365.07
Retained Earnings (Current Earnings)	39,884.63
Retained Earnings (Prior Years)	359,143.20
TOTAL EQUITY	-28,185.41
TOTAL LIABILITIES AND EQUITY	-35,785.41

Deposit Register

Bank: Reliance operating (22500op)

For Period(s): 09/2019

Property	Person Name	Unit	Period	Received Date	Amount	Check #
Dep #72 09/03/2019						
225 N. Euclid Ave. (22500)	Steel Wheels LLC (t0010809)	229	09/2019	09/03/2019	2,607.30	10233
225 N. Euclid Ave. (22500)	Steel Wheels LLC (t0010809)	229	09/2019	09/03/2019	30.71	10234
225 N. Euclid Ave. (22500)	Steel Wheels LLC (t0010809)	229	09/2019	09/03/2019	10,961.28	10235
Total Dep #72 09/03/2019					13,599.29	
Dep #73 09/05/2019						
225 N. Euclid Ave. (22500)	Shamrock Health, LLC (t0010942)	227	09/2019	09/05/2019	2,672.97	5043
Total Dep #73 09/05/2019					2,672.97	
Dep #74 09/11/2019						
225 N. Euclid Ave. (22500)	Steel Wheels LLC (t0010809)	229	09/2019	09/11/2019	775.00	10237
Total Dep #74 09/11/2019					775.00	
Dep #75 09/17/2019						
225 N. Euclid Ave. (22500)	Steel Wheels LLC (t0010809)	229	09/2019	09/17/2019	30.70	10239
Total Dep #75 09/17/2019					30.70	
Grand Total					17,077.96	

Receipts by Tenant**Property: 225 N. Euclid Ave. (22500)****For Period(s): 09/2019**

Unit	Status	Tran #	Date	Month	Account	AR Account	Amount	Remarks
Shamrock Health, LLC (t0010942)								
227	Current	R-172228	09/05/2019	09/2019	40100000	12200000	2,521.67	
227	Current	R-172228	09/05/2019	09/2019	43750000	12200000	151.30	
Total Shamrock Health, LLC(t0010942)							2,672.97	
Steel Wheels LLC (t0010809)								
229	Current	R-172225	09/03/2019	09/2019	42870000	12200000	30.71	
229	Current	R-172226	09/03/2019	09/2019	42860000	12200000	2,607.30	
229	Current	R-172227	09/03/2019	09/2019	40100000	12200000	9,133.33	
229	Current	R-172227	09/03/2019	09/2019	40100000	12200000	1,207.50	
229	Current	R-172227	09/03/2019	09/2019	43750000	12200000	548.00	
229	Current	R-172227	09/03/2019	09/2019	43750000	12200000	72.45	
229	Current	R-172399	09/11/2019	09/2019	42860000	12200000	775.00	
229	Current	R-172491	09/17/2019	09/2019	42870000	12200000	30.70	
Total Steel Wheels LLC(t0010809)							14,404.99	
Grand Total							17,077.96	

Receivable Detail by Charge Code

Property = Argyle Garage Retail (22500)
 Date Range = 9/2019 - 9/2019

Charge Number	Charge Code	Charge Notes	Post Month	Prior Balance	Current Charges	Receipt Date	Receipt Number	Receipt Amount	Balance
227	t0010942	Shamrock Health, LLC,	Current						
C-409093	util-gas	6.27-7.29.19 gas usage	08/2019	5.99					5.99
C-409131	util-ele	6.17-7.17.19 usage	08/2019	314.98					314.98
C-409618	mgmt	Management Fee (09/2019)	09/2019		151.30	09/05/2019	R-172228	151.30	
C-409619	rent	Base rent (09/2019)	09/2019		2,521.67	09/05/2019	R-172228	2,521.67	
C-411532	util-ele	7.17-8.15.19 elec usage	08/2019	91.25					91.25
C-411677	util-gas	7.30-8.28.19 gas usage	09/2019		5.98				5.98
C-411729	insrecov	Y/E reconciled insurance (07/2018 - 06/2019)	09/2019		187.88				187.88
C-413875	util-ele	8.15-9.16.19 electric usage	09/2019	85.12					85.12
				412.22	2,951.95			2,672.97	691.20
229	t0010809	Steel Wheels LLC,	Current						
C-409092	util-gas	6.27-7.29.19 gas usage	08/2019	30.71					30.71
C-409130	util-ele	6.17-7.17.19 usage	08/2019	2,607.30					2,607.30
C-409614	mgmt	Management Fee (09/2019)	09/2019		548.00	09/03/2019	R-172227	548.00	
C-409615	mgmt	Management Fee (09/2019)	09/2019		72.45	09/03/2019	R-172227	72.45	
C-409616	rent	Base rent (09/2019)	09/2019		9,133.33	09/03/2019	R-172227	9,133.33	
C-409617	rent	Base rent (09/2019)	09/2019		1,207.50	09/03/2019	R-172227	1,207.50	
C-411533	util-ele	7.17-8.15.19 elec usage	08/2019	775.00					775.00
C-411678	util-gas	7.30-8.28.19 gas usage	09/2019		30.70				30.70
C-411728	insrecov	Y/E reconciled insurance (07/2018 - 06/2019)	09/2019		963.95				963.95
C-413874	util-ele	8.15-9.16.19 electric usage	09/2019	595.83					595.83
				3,413.01	12,551.76			14,404.99	1,559.78
Resident = 2			Property Total	3,825.23	15,503.71			17,077.96	2,250.98

Receivable Detail by Charge Code

Property = Argyle Garage Retail (22500)
Date Range = 9/2019 - 9/2019

Charge Number	Charge Code	Charge Notes	Post Month	Prior Balance	Current Charges	Receipt Date	Receipt Number	Receipt Amount	Balance
Non-Resident Receipt									
			Grand Total	3,825.23	15,503.71			17,077.96	

Rent Roll
 As of Date: 09/30/2019
 Property: Argyle Garage Retail (22500)
 225 N. Euclid Ave.
 St. Louis, MO 63108



Suite	Tenant Name	Lease Term	Sq Ft	Rent Annual Monthly	Rent PSF	Rec PSF	Misc PSF	Total PSF	Security Deposit	Effective Date	Rent Adjustments		Renewal Options	
											Amount	PSF	Amount	Term (Months)
227	Shamrock Health, LLC Rush Bowls	02/14/2018 02/28/2023	950	30,260.03 2,521.67	31.85	0.00	1.91	33.76	0.00	02/14/2018 03/01/2020 03/01/2022	30,260.03 31,149.95 32,040.00	31.85 32.79 33.73	60	08/02/2022
229	Steel Wheels LLC	05/01/2018 04/30/2023	3,425	109,599.93 9,133.33	32.00	0.00	1.92	33.92	0.00	05/01/2018 05/01/2020 05/01/2022	109,599.93 113,025.00 116,450.03	32.00 33.00 34.00	60	10/31/2022
MEZZ	Steel Wheels LLC	05/01/2018 04/30/2023	1,449	14,489.99 1,207.50	10.00	0.00	0.60	10.60	0.00	05/01/2018	14,489.99	10.00		

Summary									
Total Sq Ft	Percent Sq Ft	Total Annual Base Rent	Total Rent PSF	Total Rec PSF	Total Misc PSF	Total Security Charges PSF	Total Security Deposit		
5,824	100.00%	154,349.95	26.50	0.00	1.59	28.09	0.00		
5,824	100.00%	154,349.95	26.50	0.00	1.59	28.09	0.00		

Aged Receivables Report

Detail by Charge Code
Property: Argyle Garage Retail
Trans Through: 09/2019

Unit	Tenant	Charge Code	Total Unpaid Charges	0 - 30 days	30 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
227	t0010942	Shamrock Health, LLC							
		insrecov	187.88	187.88	0.00	0.00	0.00	0.00	
		util-ele	491.35	85.12	406.23	0.00	0.00	0.00	
		util-gas	11.97	5.98	5.99	0.00	0.00	0.00	
Total			691.20	278.98	412.22	0.00	0.00	0.00	691.20
229	t0010809	Steel Wheels LLC							
		insrecov	963.95	963.95	0.00	0.00	0.00	0.00	
		util-ele	595.83	595.83	0.00	0.00	0.00	0.00	
Total			1,559.78	1,559.78	0.00	0.00	0.00	0.00	1,559.78
Total 22500			2,250.98	1,838.76	412.22	0.00	0.00	0.00	2,250.98
A-Summary by Chargecode									
		insrecov	1,151.83	1,151.83	0.00	0.00	0.00	0.00	
		util-ele	1,087.18	680.95	406.23	0.00	0.00	0.00	
		util-gas	11.97	5.98	5.99	0.00	0.00	0.00	
Total			2,250.98	1,838.76	412.22	0.00	0.00	0.00	2,250.98

Payable - Aging Detail

Property =

mm/yy=9/2019

Age as of=9/30/2019

Vendor Code - Name	Invoice Notes	Tran #	Property	Date	Account	Invoice Number	Current Owed	0 - 30	31 - 60	61 - 90	Over 90
								owed	owed	owed	owed

Total

Grand Total

Payment Detail
Bank=22500op - Reliance operating
mm/yy=09/2019 - 09/2019
All Checks=Yes
Include Voids=All Checks

Check #	Date	Payable #	Property	Amount	Account
253 - SPIRE (lacgas)					
7/30-8/28/19 RUSH BOWLS	09/12/19	P-224702	22500	5.98	55200000 - Gas
7/30-8/28/19 STEEL WHEELS	09/12/19	P-224702	22500	30.70	55200000 - Gas
Total 253 - SPIRE (lacgas)				36.68	
254 - CITY OF ST. LOUIS PARKING DIVISION (citpark)					
9/19 DISTRIBUTION	09/18/19	P-225030	22500	12,862.50	30200000 - Owner Distributions
Total 254 - CITY OF ST. LOUIS PARKING DIVISION (citpark)				12,862.50	
255 - GERSHMAN COMMERCIAL REAL ESTATE (sgicorp)					
9/19 MGMNT FEE	09/19/19	P-225048	22500	853.90	56200000 - Management Fees
Total 255 - GERSHMAN COMMERCIAL REAL ESTATE (sgicorp)				853.90	
256 - AMEREN MISSOURI (ame6529)					
8/15-9/16/19	09/26/19	P-225408	22500	1,495.86	55100000 - Electricity
Total 256 - AMEREN MISSOURI (ame6529)				1,495.86	
Grand Total				15,248.94	

Expense Distribution

Property=22500 AND mm/yy=09/2019-09/2019

Account Code - Name	Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
3020-0000 - Owner Distributions											
clipark - CITY OF ST. LOUIS PARKING...		P-225030	22500	9/2019	09/18/2019	09/2019	12,862.50	0.00	254	09/18/2019	9/19 DISTRIBUTION
Total 3020-0000 - Owner Distributions							12,862.50	0.00			
5510-0000 - Electricity											
ame6529 - AMEREN MISSOURI		P-225408	22500	8/15/19	09/18/2019	09/2019	1,495.86	0.00	256	09/26/2019	8/15-9/16/19
Total 5510-0000 - Electricity							1,495.86	0.00			
5520-0000 - Gas											
lacgas - SPIRE		P-224702	22500	7/30/19	08/29/2019	09/2019	5.98	0.00	253	09/12/2019	7/30-8/28/19 RUSH BOWLS
lacgas - SPIRE		P-224702	22500	7/30/19	08/29/2019	09/2019	30.70	0.00	253	09/12/2019	7/30-8/28/19 STEEL WHEELS
Total 5520-0000 - Gas							36.68	0.00			
5620-0000 - Management Fees											
sgjcorp - GERSHMAN COMMERCIAL...		P-225048	22500	9/2019	09/18/2019	09/2019	853.90	0.00	255	09/19/2019	9/19 MGMNT FEE
Total 5620-0000 - Management Fees							853.90	0.00			
							15,248.94	0.00			

**Reliance operating
Bank Reconciliation
Month Ending September 30, 2019
Reliance Bank
****8992**

Cash Balance August 31	12,950.12
Add: Deposit Register	17,077.96
Deduct: Check Register	(15,248.94)
Reconciled Balance	<u><u>14,779.14</u></u>
Bank Balance September 30	14,779.14
Reconciled Balance	<u><u>14,779.14</u></u>



Simmons Bank.

MEMBER FDIC | 866.246.2400

Date 9/30/19 Page 1
Primary Account XXXXXXXXXXXXX8992
Enclosures 8

City Of St Louis
C/O Gershman Commercial
1200 Market St Rm 220
Saint Louis MO 63103-2805

CHECKING ACCOUNTS

Simply Checking Business		Number of Enclosures	8
Account Number	XXXXXXXXXXXX8992	Statement Dates	9/03/19 thru 9/30/19
Previous Balance	12,950.12	Days in the statement period	28
4 Deposits/Credits	17,077.96	Average Ledger	25,714.22
4 Checks/Debits	15,248.94	Average Collected	25,104.30
Service Charge	.00		
Interest Paid	.00		
Current Balance	14,779.14		

Deposits and Additions

Date	Description	Amount
9/03	Deposit	13,599.29
9/05	Deposit	2,672.97
9/11	Deposit	775.00
9/17	Deposit	30.70

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
9/27	253	36.68	9/26	255	853.90
9/23	254	12,862.50	9/30	256	1,495.86

* Denotes skip in sequential check numbers

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
9/03	26,549.41	9/17	30,028.08	9/27	16,275.00
9/05	29,222.38	9/23	17,165.58	9/30	14,779.14
9/11	29,997.38	9/26	16,311.68		

Thank you for banking with Simmons Bank.

***** END OF STATEMENT *****

DEPOSIT TICKET

CITY OF ST. LOUIS
OF GERSHMAN COMMERCIAL
REAL ESTATE
150 N. MERAMEC, SUITE 500
ST. LOUIS, MO 63105

RELIANCE BANK

DATE	9-3-19	DOLLARS	
CURRENCY			
COIN			
TOTAL FROM OTHERS SEE TOTAL PAGE			
TOTAL DEPOSIT \$ 1,359.29			

\$ 1,359.29
DS.

Deposit Date: 09/03 Amount: \$13,599.29

DEPOSIT TICKET

CITY OF ST. LOUIS
OF GERSHMAN COMMERCIAL
REAL ESTATE
150 N. MERAMEC, SUITE 500
ST. LOUIS, MO 63105

RELIANCE BANK

DATE	9-11-19	DOLLARS	
CURRENCY			
COIN			
TOTAL FROM OTHERS SEE TOTAL PAGE			
TOTAL DEPOSIT \$ 775.00			

\$ 775.00
DS.

Deposit Date: 09/11 Amount: \$775.00

DEPOSIT TICKET

CITY OF ST. LOUIS
OF GERSHMAN COMMERCIAL
REAL ESTATE
150 N. MERAMEC, SUITE 500
ST. LOUIS, MO 63105

RELIANCE BANK

DATE	9-5-19	DOLLARS	
CURRENCY			
COIN			
TOTAL FROM OTHERS SEE TOTAL PAGE			
TOTAL DEPOSIT \$ 2,672.97			

\$ 2,672.97
DS.

Deposit Date: 09/05 Amount: \$2,672.97

DEPOSIT TICKET

CITY OF ST. LOUIS
OF GERSHMAN COMMERCIAL
REAL ESTATE
150 N. MERAMEC, SUITE 500
ST. LOUIS, MO 63105

RELIANCE BANK

DATE	9-16-19	DOLLARS	
CURRENCY			
COIN			
TOTAL FROM OTHERS SEE TOTAL PAGE			
TOTAL DEPOSIT \$ 307.00			

\$ 307.00
DS.

Deposit Date: 09/17 Amount: \$307.00

City of St. Louis - Argyle Garage
c/o Gersham Commercial Real Estate
150 N. Meramec, Suite 500
St. Louis, MO 63105
(314) 862-9400

Reliance Bank
4301 Manchester Ave
St. Louis, MO 63110
80-1888810

253

Date: 09/12/2019 Amount: \$36.68

PAY **** THIRTY SIX AND 68/100 DOLLARS

TO THE ORDER OF: SPIRE
ATTN: CASHIER DEPT
700 MARKET ST
ST. LOUIS, MO 63101

Susan Stuebinger

#000 253# 10810188881 50108992#

Check 253 Date: 09/27 Amount: \$36.68

City of St. Louis - Argyle Garage
c/o Gersham Commercial Real Estate
150 N. Meramec, Suite 500
St. Louis, MO 63105
(314) 862-9400

Reliance Bank
4301 Manchester Ave
St. Louis, MO 63110
80-1888810

254

Date: 09/18/2019 Amount: \$12,662.50

PAY **** TWELVE THOUSAND EIGHT HUNDRED SIXTY TWO AND 50/100 DOLLARS

TO THE ORDER OF: CITY OF ST. LOUIS PARKING DIVISION
133 S 11TH ST. SUITE 530
ST. LOUIS, MO 63102

Devin L. Britz

#000 254# 10810188881 50108992#

Check 254 Date: 09/23 Amount: \$12,662.50

City of St. Louis - Argyle Garage
c/o Gersham Commercial Real Estate
150 N. Meramec, Suite 500
St. Louis, MO 63105
(314) 862-9400

Reliance Bank
4301 Manchester Ave
St. Louis, MO 63110
80-1888810

255

Date: 09/19/2019 Amount: \$853.90

PAY **** EIGHT HUNDRED FIFTY THREE AND 90/100 DOLLARS

TO THE ORDER OF: GERSHAM COMMERCIAL REAL ESTATE
150 N MERAMEC, SUITE 500
ST LOUIS, MO 63105

Susan Stuebinger

#000 255# 10810188881 50108992#

Check 255 Date: 09/26 Amount: \$853.90

City of St. Louis - Argyle Garage
c/o Gersham Commercial Real Estate
150 N. Meramec, Suite 500
St. Louis, MO 63105
(314) 862-9400

Reliance Bank
4301 Manchester Ave
St. Louis, MO 63110
80-1888810

256

Date: 09/26/2019 Amount: \$1,495.86

PAY **** ONE THOUSAND FOUR HUNDRED NINETY FIVE AND 86/100 DOLLARS

TO THE ORDER OF: AMEREN MISSOURI
P.O. BOX 88068
CHICAGO, IL 60680-1068

Susan Stuebinger

#000 256# 10810188881 50108992#

Check 256 Date: 09/30 Amount: \$1,495.86

General Ledger

September 2019

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
Cash - Operating Account					1101-0000				
22500								12,950.12	== Beginning Balance ==
22500	09/19	09/03/19	R-172226	10233	Steel Wheels LLC	2,607.30		15,557.42	
22500	09/19	09/03/19	R-172225	10234	Steel Wheels LLC	30.71		15,588.13	
22500	09/19	09/03/19	R-172227	10235	Steel Wheels LLC	9,133.33		24,721.46	
22500	09/19	09/03/19	R-172227	10235	Steel Wheels LLC	1,207.50		25,928.96	
22500	09/19	09/03/19	R-172227	10235	Steel Wheels LLC	548.00		26,476.96	
22500	09/19	09/03/19	R-172227	10235	Steel Wheels LLC	72.45		26,549.41	
22500	09/19	09/05/19	R-172228	5043	Shamrock Health, LLC	2,521.67		29,071.08	
22500	09/19	09/05/19	R-172228	5043	Shamrock Health, LLC	151.30		29,222.38	
22500	09/19	09/11/19	R-172399	10237	Steel Wheels LLC	775.00		29,997.38	
22500	09/19	09/12/19	K-141851	253	SPIRE (Iacgas)		5.98	29,991.40	7/30-8/28/19 RUSH BOWLS
22500	09/19	09/12/19	K-141851	253	SPIRE (Iacgas)		30.70	29,960.70	7/30-8/28/19 STEEL WHEELS
22500	09/19	09/17/19	R-172491	10239	Steel Wheels LLC	30.70		29,991.40	
22500	09/19	09/18/19	K-142060	254	CITY OF ST. LOUIS		12,862.50	17,128.90	9/19 DISTRIBUTION
22500	09/19	09/19/19	K-142085	255	GERSHMAN		853.90	16,275.00	9/19 MGMNT FEE
22500	09/19	09/26/19	K-142383	256	AMEREN MISSOURI		1,495.86	14,779.14	8/15-9/16/19
					NetChange=1,829.02			14,779.14	== Ending Balance ==
Due to/from Related Property					1250-0000				
22500								-201,068.72	== Beginning Balance ==
					NetChange=0.00			-201,068.72	== Ending Balance ==
Building Improvements					1720-0000				
22500								49,635.00	== Beginning Balance ==
					NetChange=0.00			49,635.00	== Ending Balance ==
Tenant Improvements					1740-0000				
22500								37,481.75	== Beginning Balance ==
					NetChange=0.00			37,481.75	== Ending Balance ==
Leasing Commissions					1810-0000				
22500								63,385.42	== Beginning Balance ==
					NetChange=0.00			63,385.42	== Ending Balance ==
Tenant Security Deposits					2210-0000				
22500								7,800.00	== Beginning Balance ==
					NetChange=0.00			7,800.00	== Ending Balance ==
Owner Contributions					3010-0000				
22500								-1,151.83	== Beginning Balance ==
					NetChange=0.00			-1,151.83	== Ending Balance ==
Owner Distributions					3020-0000				
22500								415,502.57	== Beginning Balance ==

General Ledger

September 2019

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks	
Owner Distributions					3020-0000					
22500	09/19	09/18/19	K-142060	254	CITY OF ST. LOUIS	12,862.50		428,365.07	9/19 DISTRIBUTION	
NetChange=12,862.50								428,365.07	== Ending Balance ==	
Retained Earnings (Prior Years)					3095-0000					
22500								-359,143.20	== Beginning Balance ==	
NetChange=0.00								-359,143.20	== Ending Balance ==	
Base Rent					4010-0000					
22500								-25,725.00	== Beginning Balance ==	
22500	09/19	09/03/19	R-172227	10235	Steel Wheels LLC		9,133.33	-34,858.33		
22500	09/19	09/03/19	R-172227	10235	Steel Wheels LLC		1,207.50	-36,065.83		
22500	09/19	09/05/19	R-172228	5043	Shamrock Health, LLC		2,521.67	-38,587.50		
NetChange=-12,862.50								-38,587.50	== Ending Balance ==	
Electric Reimbursement					4286-0000					
22500								-2,457.38	== Beginning Balance ==	
22500	09/19	09/03/19	R-172226	10233	Steel Wheels LLC		2,607.30	-5,064.68		
22500	09/19	09/11/19	R-172399	10237	Steel Wheels LLC		775.00	-5,839.68		
NetChange=-3,382.30								-5,839.68	== Ending Balance ==	
Gas Reimbursement					4287-0000					
22500								-40.13	== Beginning Balance ==	
22500	09/19	09/03/19	R-172225	10234	Steel Wheels LLC		30.71	-70.84		
22500	09/19	09/17/19	R-172491	10239	Steel Wheels LLC		30.70	-101.54		
NetChange=-81.41								-101.54	== Ending Balance ==	
Miscellaneous Income					4375-0000					
22500								-1,543.50	== Beginning Balance ==	
22500	09/19	09/03/19	R-172227	10235	Steel Wheels LLC		548.00	-2,091.50		
22500	09/19	09/03/19	R-172227	10235	Steel Wheels LLC		72.45	-2,163.95		
22500	09/19	09/05/19	R-172228	5043	Shamrock Health, LLC		151.30	-2,315.25		
NetChange=-771.75								-2,315.25	== Ending Balance ==	
Tenant Chargebacks					5280-0000					
22500								-10.91	== Beginning Balance ==	
NetChange=0.00								-10.91	== Ending Balance ==	
Electricity					5510-0000					
22500								3,018.13	== Beginning Balance ==	
22500	09/19	09/26/19	K-142383	256	AMEREN MISSOURI	1,495.86		4,513.99	8/15-9/16/19	
NetChange=1,495.86								4,513.99	== Ending Balance ==	
Gas					5520-0000					

General Ledger

September 2019

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
Gas					5520-0000				
22500								76.83	== Beginning Balance ==
22500	09/19	09/12/19	K-141851	253	SPIRE (Iacgas)	5.98		82.81	7/30-8/28/19 RUSH BOWLS
22500	09/19	09/12/19	K-141851	253	SPIRE (Iacgas)	30.70		113.51	7/30-8/28/19 STEEL WHEELS
					NetChange=36.68			113.51	== Ending Balance ==
Management Fees					5620-0000				
22500								1,488.85	== Beginning Balance ==
22500	09/19	09/19/19	K-142085	255	GERSHMAN	853.90		2,342.75	9/19 MGMNT FEE
					NetChange=853.90			2,342.75	== Ending Balance ==
						<u>32,326.90</u>	<u>32,326.90</u>		

Charge By Tenant

Argyle Garage - September 2019

Property=22500 AND mm/yy=09/2019-09/2019

Tenant Code and Name		Charge			Receipts	Current	Due to
Control Code	Date	Period	Type	Account	Applied	Charge Remarks	City
t0010942 Shamrock Health, LLC,							
C-409618	9/1/2019	09-2019	mgmt	43750000	151.30	151.30 Management Fee (09/2019)	
C-409619	9/1/2019	09-2019	rent	40100000	2,521.67	2,521.67 Base rent (09/2019)	2,521.67
C-411677	9/6/2019	09-2019	util-gas	42870000	0.00	5.98 7.30-8.28.19 gas usage	
C-411729	9/17/2019	09-2019	insrecov	42350000	0.00	187.88 Y/E reconciled Insurance (07/2018 - 06/2019)	
Total t0010942 Shamrock Health, LLC,					2,672.97	2,866.83	2,521.67
t0010809 Steel Wheels LLC,							
C-409614	9/1/2019	09-2019	mgmt	43750000	548.00	548.00 Management Fee (09/2019)	
C-409615	9/1/2019	09-2019	mgmt	43750000	72.45	72.45 Management Fee (09/2019)	
C-409616	9/1/2019	09-2019	rent	40100000	9,133.33	9,133.33 Base rent (09/2019)	9,133.33
C-409617	9/1/2019	09-2019	rent	40100000	1,207.50	1,207.50 Base rent (09/2019)	1,207.50
C-411678	9/6/2019	09-2019	util-gas	42870000	30.70	30.70 7.30-8.28.19 gas usage	
C-411728	9/17/2019	09-2019	Insrecov	42350000	0.00	963.95 Y/E reconciled insurance (07/2018 - 06/2019)	
C-409092	8/8/2019	08-2019	util-gas	42870000	30.71	0.00 6.27-7.29.19 gas usage	
C-409130	8/15/2019	08-2019	util-ele	42860000	2,607.30	0.00 6.17-7.17.19 usage	
	8/30/2019	08-2019	util-ele	42860000	775.00	0.00 7.17-8.15.19 usage	
Total t0010809 Steel Wheels LLC,					14,404.99	11,955.93	10,340.83
					17,077.96	14,822.76	12,862.50
					5%		
22500	5620-0000			\$ 853.90			
	September Management Fees						
Pay:	Gershman Commerical Real Estate			sgicorp			