



150 N. Mezzanec 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. 11<sup>th</sup> Street, Suite 530  
St. Louis, MO 63102

Re: Chouteau Center  
September 2019 Financial and Operations Report

Dear Ms. Smart:

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

**Financial Reports**

**Total Receipts** for September were \$33,123 with \$968 in CAM Income.

**Total Disbursements** for September were \$20,703.

- \$1,250 Favorable variance in window cleaning is due to delay in budgeted services.
- \$1,430 Favorable variance in Maintenance Services is due to fewer hours spent onsite than budgeted.
- (\$2,215) Unfavorable variance in HVAC Repairs & Maint. is due to unbudgeted replacement of blower motor.
- \$1,510 Favorable variance in Misc. Repairs & Maint. is due to quarterly wood-working budgeted for September but paid for in August.

Therefore, the **Net Monthly Cash Flow** for September is \$12,419.

**Delinquencies**

- Nothing to report at this time.

**Building Operations**

- Onsite inspections continue by both engineering staff, as well as management
- Gershman Tech Services was onsite to resolve issues.
- Management has confirmed with ownership that we are approved to proceed with budgeted lighting retrofit. Waiting on final pricing before moving forward.

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

# **CHOUTEAU CENTER**

***FOR THE MONTH OF SEPTEMBER 2019***

***PROPERTY NO. 13300***

***133 S. ELEVENTH STREET  
SAINT LOUIS, MO 63102***

***PREPARED FOR:***

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



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

# CHOUTEAU CENTER

13300

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](mailto:Smartm@stltreasurer.org)  
SHIRLEY RUKCIC - via email - [Rukcics@stltreasurer.org](mailto:Rukcics@stltreasurer.org)

**Budget Comparison**  
**Chouteau Center (13300)**  
**Books=Cash, Account Tree = ysi\_cf**  
**For the Month of September 2019**

	MTD Actual	MTD Budget	\$ Var.	YTD Actual	YTD Budget	\$ Var.	Annual Budget
<b>REVENUE</b>							
Base Rent	32,154.62	32,154.62	0.00	95,852.86	95,852.86	0.00	388,145.68
CAM Income	968.00	968.00	0.00	2,904.00	2,904.00	0.00	11,616.00
<b>TOTAL REVENUE</b>	<b>33,122.62</b>	<b>33,122.62</b>	<b>0.00</b>	<b>98,756.86</b>	<b>98,756.86</b>	<b>0.00</b>	<b>399,761.68</b>
<b>CAM EXPENSES</b>							
<b>CLEANING</b>							
Cleaning Contract - Interior	3,096.77	3,498.00	401.23	9,290.31	10,494.00	1,203.69	41,976.00
Cleaning Supplies	0.00	350.00	350.00	951.39	1,050.00	98.61	4,200.00
Additional Cleaning	327.83	308.00	(19.83)	745.83	484.00	(261.83)	2,320.00
Window Cleaning	0.00	1,250.00	1,250.00	0.00	1,250.00	1,250.00	2,500.00
Trash Removal	298.20	260.00	(38.20)	1,026.01	780.00	(246.01)	3,120.00
<b>TOTAL CLEANING</b>	<b>3,722.80</b>	<b>5,666.00</b>	<b>1,943.20</b>	<b>12,013.54</b>	<b>14,058.00</b>	<b>2,044.46</b>	<b>54,116.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
Maintenance Services	770.00	2,200.00	1,430.00	2,282.50	6,600.00	4,317.50	26,400.00
Electrical R & M	0.00	0.00	0.00	0.00	300.00	300.00	46,200.00
Electrical Supplies	0.00	0.00	0.00	0.00	50.00	50.00	200.00
Electrical - Light Bulbs	233.21	125.00	(108.21)	1,235.14	375.00	(860.14)	1,500.00
Elevator Contract	635.60	1,025.00	389.40	2,171.84	2,525.00	353.16	8,960.00
Elevator Repairs & Maintenance	0.00	0.00	0.00	330.00	250.00	(80.00)	1,000.00
Exterminating/Pest Control	130.00	65.00	(65.00)	195.00	195.00	0.00	780.00
Interior Repairs & Maintenance	0.00	0.00	0.00	0.00	500.00	500.00	2,000.00
HVAC Contract	188.67	190.00	1.33	566.01	1,039.80	473.79	4,159.20
HVAC Repairs & Maintenance	2,215.40	0.00	(2,215.40)	2,215.40	2,500.00	284.60	10,000.00
HVAC Supplies	551.68	0.00	(551.68)	727.25	0.00	(727.25)	0.00
Interior Plant Maintenance	212.03	432.53	220.50	1,077.09	1,297.59	220.50	5,190.36
Locks & Keys	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Maintenance Supplies	0.00	0.00	0.00	0.00	150.00	150.00	600.00
Painting Contract	0.00	0.00	0.00	0.00	10,200.00	10,200.00	10,600.00
Plumbing	0.00	400.00	400.00	0.00	400.00	400.00	1,600.00
Roof Repairs & Waterproofing	0.00	850.00	850.00	0.00	850.00	850.00	1,850.00
Signage	0.00	120.00	120.00	0.00	120.00	120.00	240.00
Miscellaneous Repairs & Maint.	0.00	1,510.00	1,510.00	1,510.00	1,760.00	250.00	7,040.00
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>4,936.59</b>	<b>6,917.53</b>	<b>1,980.94</b>	<b>12,310.23</b>	<b>29,112.39</b>	<b>16,802.16</b>	<b>128,619.56</b>
<b>GROUNDS</b>							
Parking Lot Repairs	0.00	300.00	300.00	0.00	300.00	300.00	600.00

Budget Comparison  
 Chouteau Center (13300)  
 Books=Cash, Account Tree = ysl\_cf  
 For the Month of September 2019

	MTD Actual	MTD Budget	\$ Var.	YTD Actual	YTD Budget	\$ Var.	Annual Budget
Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	6,200.00
<b>TOTAL GROUNDS</b>	<b>0.00</b>	<b>300.00</b>	<b>300.00</b>	<b>0.00</b>	<b>300.00</b>	<b>300.00</b>	<b>6,800.00</b>
<b>SECURITY/SAFETY</b>							
Life Safety	1,082.92	525.00	(557.92)	1,543.57	3,040.00	1,496.43	15,585.00
Security/Fire Telephone	146.47	40.00	(106.47)	430.02	120.00	(310.02)	480.00
<b>TOTAL SECURITY/SAFETY</b>	<b>1,229.39</b>	<b>565.00</b>	<b>(664.39)</b>	<b>1,973.59</b>	<b>3,160.00</b>	<b>1,186.41</b>	<b>16,065.00</b>
<b>UTILITIES</b>							
Electricity	8,332.51	9,328.71	996.20	24,789.44	28,567.05	3,777.61	84,615.53
Water	708.73	782.25	73.52	708.73	782.25	73.52	3,557.40
Sewer	117.15	154.23	37.08	430.73	444.17	13.44	1,955.50
<b>TOTAL UTILITIES</b>	<b>9,158.39</b>	<b>10,265.19</b>	<b>1,106.80</b>	<b>25,928.90</b>	<b>29,793.47</b>	<b>3,864.57</b>	<b>90,128.43</b>
<b>ADMINISTRATIVE &amp; MANAGEMENT FEES</b>							
Management Fees	1,656.13	1,656.00	(0.13)	4,937.85	4,938.00	0.15	19,988.00
<b>TOTAL ADMINISTRATIVE &amp; MANAGEMENT FEES</b>	<b>1,656.13</b>	<b>1,656.00</b>	<b>(0.13)</b>	<b>4,937.85</b>	<b>4,938.00</b>	<b>0.15</b>	<b>19,988.00</b>
<b>TOTAL CAM EXPENSES</b>	<b>20,703.30</b>	<b>25,369.72</b>	<b>4,666.42</b>	<b>57,164.11</b>	<b>81,361.86</b>	<b>24,197.75</b>	<b>315,716.99</b>
<b>RE TAXES &amp; INSURANCE</b>							
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	13,300.00
<b>TOTAL RE TAXES &amp; INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13,300.00</b>
<b>TOTAL RECOVERABLE EXPENSES</b>	<b>20,703.30</b>	<b>25,369.72</b>	<b>4,666.42</b>	<b>57,164.11</b>	<b>81,361.86</b>	<b>24,197.75</b>	<b>329,016.99</b>
<b>NON-RECOVERABLE EXPENSES</b>							
Bank Fees	0.00	0.00	0.00	3.00	0.00	(3.00)	0.00
Tenant Relations	0.00	0.00	0.00	0.00	0.00	0.00	500.00
<b>TOTAL NON-RECOVERABLE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.00</b>	<b>0.00</b>	<b>(3.00)</b>	<b>500.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>20,703.30</b>	<b>25,369.72</b>	<b>4,666.42</b>	<b>57,167.11</b>	<b>81,361.86</b>	<b>24,194.75</b>	<b>329,516.99</b>
<b>NET OPERATING INCOME</b>	<b>12,419.32</b>	<b>7,752.90</b>	<b>4,666.42</b>	<b>41,589.75</b>	<b>17,395.00</b>	<b>24,194.75</b>	<b>70,244.69</b>
<b>NET INCOME BEFORE DEBT SERVICE</b>	<b>12,419.32</b>	<b>7,752.90</b>	<b>4,666.42</b>	<b>41,589.75</b>	<b>17,395.00</b>	<b>24,194.75</b>	<b>70,244.69</b>

Budget Comparison  
 Chouteau Center (13300)  
 Books=Cash, Account Tree = ysi\_cf  
 For the Month of September 2019

	MTD Actual	MTD Budget	\$ Var.	YTD Actual	YTD Budget	\$ Var.	Annual Budget
<b>NET INCOME AFTER DEBT SERVICE</b>	12,419.32	7,752.90	4,666.42	41,589.75	17,395.00	24,194.75	70,244.69
<b>NET INCOME ADJUSTMENTS</b>	12,419.32	7,752.90	4,666.42	41,589.75	17,395.00	24,194.75	70,244.69
Building Improvements	0.00	0.00	0.00	0.00	(100,000.00)	100,000.00	(100,000.00)
Tenant Improvements	0.00	0.00	0.00	0.00	0.00	0.00	(71,115.00)
Leasing Commissions	0.00	0.00	0.00	0.00	0.00	0.00	(1,748.70)
<b>TOTAL ADJUSTMENTS</b>	0.00	0.00	0.00	0.00	(100,000.00)	100,000.00	(172,863.70)
<b>CASH FLOW</b>	12,419.32	7,752.90	4,666.42	41,589.75	(82,605.00)	124,194.75	(102,619.01)

Period to Date	Beginning Balance	Ending Balance	Difference
1101-0000 - Cash - Operating Account	200,015.54	212,434.86	12,419.32
<b>Total Cash</b>	<b>200,015.54</b>	<b>212,434.86</b>	<b>12,419.32</b>

**GERSHMAN COMMERCIAL REAL ESTATE**  
**CHOUTEAU CENTER**  
**VARIANCE ANALYSIS**  
**SEPTEMBER, 2019**

ACCOUNT DESCRIPTION	ACTUAL	BUDGET	VARIANCE	EXPLANATION
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
Maintenance Services	\$ 770	\$ 2,200	\$ 1,430	Fewer hours needed for property than budgeted.
hvac Repairs & Maintenance	\$ 2,215	\$ -	\$ (2,215)	Blower motors replaced.
Miscellaneous Repairs & Maintenance	\$ -	\$ 1,510	\$ 1,510	Quarterly woodwork maintenance paid in August.
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	

Note: Variance over \$1,000 noted

Chouteau Center (13300)

**Cash Flow (12 months)**

Period = Jul 2019-Sep 2019

Book = Cash ; Tree = ysi\_bf

		Jul 2019	Aug 2019	Sep 2019	Total
<b>4000-0005</b>	<b>REVENUE</b>				
4010-0000	Base Rent	29,139.12	34,559.12	32,154.62	95,852.86
4210-0000	CAM Income	968.00	968.00	968.00	2,904.00
<b>4999-9999</b>	<b>TOTAL REVENUE</b>	<b>30,107.12</b>	<b>35,527.12</b>	<b>33,122.62</b>	<b>98,756.86</b>
<b>5000-0001</b>	<b>CAM EXPENSES</b>				
<b>5100-0000</b>	<b>CLEANING</b>				
5110-0000	Cleaning Contract - Interior	3,096.77	3,096.77	3,096.77	9,290.31
5120-0000	Cleaning Supplies	0.00	951.39	0.00	951.39
5130-0000	Additional Cleaning	330.00	88.00	327.83	745.83
5150-0000	Trash Removal	429.61	298.20	298.20	1,026.01
<b>5199-9999</b>	<b>TOTAL CLEANING</b>	<b>3,856.38</b>	<b>4,434.36</b>	<b>3,722.80</b>	<b>12,013.54</b>
<b>5200-0000</b>	<b>REPAIRS &amp; MAINTENANCE</b>				
5205-0000	Maintenance Services	522.50	990.00	770.00	2,282.50
5212-0000	Electrical - Light Bulbs	681.01	320.92	233.21	1,235.14
5215-0000	Elevator Contract	850.64	685.60	635.60	2,171.84
5216-0000	Elevator Repairs & Maintenance	0.00	330.00	0.00	330.00
5230-0000	Exterminating/Pest Control	65.00	0.00	130.00	195.00
5240-0000	HVAC Contract	188.67	188.67	188.67	566.01
5241-0000	HVAC Repairs & Maintenance	0.00	0.00	2,215.40	2,215.40
5242-0000	HVAC Supplies	175.57	0.00	551.68	727.25
5245-0000	Interior Plant Maintenance	432.53	432.53	212.03	1,077.09
5299-0000	Miscellaneous Repairs & Maint.	0.00	1,510.00	0.00	1,510.00
<b>5299-9999</b>	<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>2,915.92</b>	<b>4,457.72</b>	<b>4,936.59</b>	<b>12,310.23</b>
<b>5400-0000</b>	<b>SECURITY/SAFETY</b>				
5410-0000	Life Safety	0.00	460.65	1,082.92	1,543.57
5430-0000	Security/Fire Telephone	137.08	146.47	146.47	430.02
<b>5499-9999</b>	<b>TOTAL SECURITY/SAFETY</b>	<b>137.08</b>	<b>607.12</b>	<b>1,229.39</b>	<b>1,973.59</b>
<b>5500-0000</b>	<b>UTILITIES</b>				
5510-0000	Electricity	7,709.23	8,747.70	8,332.51	24,789.44
5530-0000	Water	0.00	0.00	708.73	708.73
5540-0000	Sewer	172.08	141.50	117.15	430.73
<b>5599-9999</b>	<b>TOTAL UTILITIES</b>	<b>7,881.31</b>	<b>8,889.20</b>	<b>9,158.39</b>	<b>25,928.90</b>
<b>5600-0000</b>	<b>ADMINISTRATIVE &amp; MANAGEMENT FEES</b>				
5620-0000	Management Fees	1,505.36	1,776.36	1,656.13	4,937.85
<b>5699-9999</b>	<b>TOTAL ADMINISTRATIVE &amp; MANAGEMENT FEES</b>	<b>1,505.36</b>	<b>1,776.36</b>	<b>1,656.13</b>	<b>4,937.85</b>
<b>5799-9999</b>	<b>TOTAL CAM EXPENSES</b>	<b>16,296.05</b>	<b>20,164.76</b>	<b>20,703.30</b>	<b>57,164.11</b>
<b>5999-9999</b>	<b>TOTAL RECOVERABLE EXPENSES</b>	<b>16,296.05</b>	<b>20,164.76</b>	<b>20,703.30</b>	<b>57,164.11</b>
<b>6000-0000</b>	<b>NON-RECOVERABLE EXPENSES</b>				
6630-0000	Bank Fees	0.00	3.00	0.00	3.00
<b>6897-9999</b>	<b>TOTAL NON-RECOVERABLE EXPENSES</b>	<b>0.00</b>	<b>3.00</b>	<b>0.00</b>	<b>3.00</b>
<b>6898-9999</b>	<b>TOTAL OPERATING EXPENSE</b>	<b>16,296.05</b>	<b>20,167.76</b>	<b>20,703.30</b>	<b>57,167.11</b>
<b>6899-9999</b>	<b>NET OPERATING INCOME</b>	<b>13,811.07</b>	<b>15,359.36</b>	<b>12,419.32</b>	<b>41,589.75</b>
<b>6999-9999</b>	<b>NET INCOME BEFORE DEBT SERVICE</b>	<b>13,811.07</b>	<b>15,359.36</b>	<b>12,419.32</b>	<b>41,589.75</b>
<b>7499-9999</b>	<b>NET INCOME AFTER DEBT SERVICE</b>	<b>13,811.07</b>	<b>15,359.36</b>	<b>12,419.32</b>	<b>41,589.75</b>
<b>9199-9999</b>	<b>NET INCOME</b>	<b>13,811.07</b>	<b>15,359.36</b>	<b>12,419.32</b>	<b>41,589.75</b>



Chouteau Center (13300)

**Cash Flow (12 months)**

Period = Jul 2019-Sep 2019

Book = Cash ; Tree = ysi\_bf

	Jul 2019	Aug 2019	Sep 2019	Total
<b>1000-0000 ASSETS</b>				
1100-0000 CASH AND ESCROW				
1101-0000 Cash - Operating Account	-13,811.07	-15,359.36	-12,419.32	-41,589.75
1199-9999 TOTAL CASH AND ESCROW	-13,811.07	-15,359.36	-12,419.32	-41,589.75
<b>1999-9999 TOTAL ASSETS</b>	<b>-13,811.07</b>	<b>-15,359.36</b>	<b>-12,419.32</b>	<b>-41,589.75</b>
<b>2000-0000 LIABILITIES AND EQUITY</b>				
<b>3000-0000 EQUITY</b>				
3090-0000 Retained Earnings (Current Earnings)	13,811.07	15,359.36	12,419.32	41,589.75
<b>3998-9999 TOTAL EQUITY</b>	<b>13,811.07</b>	<b>15,359.36</b>	<b>12,419.32</b>	<b>41,589.75</b>
<b>3999-9999 TOTAL LIABILITIES AND EQUITY</b>	<b>13,811.07</b>	<b>15,359.36</b>	<b>12,419.32</b>	<b>41,589.75</b>
CASH FLOW	13,811.07	15,359.36	12,419.32	41,589.75
<b>1101-0000 Cash - Operating Account</b>				
Beginning Balance	170,845.11	184,656.18	200,015.54	<b>170,845.11</b>
Ending Balance	184,656.18	200,015.54	212,434.86	<b>212,434.86</b>
<b>Difference</b>	<b>13,811.07</b>	<b>15,359.36</b>	<b>12,419.32</b>	<b>41,589.75</b>
<b>1102-0000 Cash - Secondary Operating Account</b>				
Beginning Balance	0.00	0.00	0.00	<b>0.00</b>
Ending Balance	0.00	0.00	0.00	<b>0.00</b>
<b>Difference</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Chouteau Center (13300 )

**Trial Balance**

September 2019

'Books = Cash

Account	Description	Balance Forward	Debit	Credit	Ending Balance
1101-0000	Cash - Operatlng Account	200,015.54	12,419.32	0.00	212,434.86
1250-0000	Due to/from Related Property	231,472.00	0.00	0.00	231,472.00
1720-0000	Building Improvements	323,437.87	0.00	0.00	323,437.87
1740-0000	Tenant Improvements	163,824.17	0.00	0.00	163,824.17
1810-0000	Leasing Commisslons	81,389.41	0.00	0.00	81,389.41
2185-0000	Tenant Improvement Llabillty	897.00	0.00	0.00	897.00
2210-0000	Tenant Security Deposits	-14,009.34	0.00	0.00	-14,009.34
3010-0000	Owner Contributions	5,695.12	0.00	0.00	5,695.12
3020-0000	Owner Distributions	773,187.67	0.00	0.00	773,187.67
3040-0000	Partner / Member Equity	580,000.00	0.00	0.00	580,000.00
3095-0000	Retained Earnings (Prior Years)	-2,316,739.01	0.00	0.00	-2,316,739.01
4010-0000	Base Rent	-63,698.24	0.00	32,154.62	-95,852.86
4210-0000	CAM Income	-1,936.00	0.00	968.00	-2,904.00
5110-0000	Cleaning Contract - Interior	6,193.54	3,096.77	0.00	9,290.31
5120-0000	Cleaning Supplles	951.39	0.00	0.00	951.39
5130-0000	Additional CleanIng	418.00	327.83	0.00	745.83
5150-0000	Trash Removal	727.81	298.20	0.00	1,026.01
5205-0000	Maintenance Services	1,512.50	770.00	0.00	2,282.50
5212-0000	Electrical - Light Bulbs	1,001.93	233.21	0.00	1,235.14
5215-0000	Elevator Contract	1,536.24	635.60	0.00	2,171.84
5216-0000	Elevator Repairs & Maintenance	330.00	0.00	0.00	330.00
5230-0000	Exterminating/Pest Control	65.00	130.00	0.00	195.00
5240-0000	HVAC Contract	377.34	188.67	0.00	566.01
5241-0000	HVAC Repairs & Maintenance	0.00	2,215.40	0.00	2,215.40
5242-0000	HVAC Supplies	175.57	551.68	0.00	727.25
5245-0000	Interior Plant Maintenance	865.06	212.03	0.00	1,077.09
5299-0000	Miscellaneous Repairs & Maint.	1,510.00	0.00	0.00	1,510.00
5410-0000	Life Safety	460.65	1,082.92	0.00	1,543.57
5430-0000	Security/Fire Telephone	283.55	146.47	0.00	430.02
5510-0000	Electricity	16,456.93	8,332.51	0.00	24,789.44
5530-0000	Water	0.00	708.73	0.00	708.73
5540-0000	Sewer	313.58	117.15	0.00	430.73
5620-0000	Management Fees	3,281.72	1,656.13	0.00	4,937.85
6630-0000	Bank Fees	3.00	0.00	0.00	3.00
		<b>0.00</b>	<b>33,122.62</b>	<b>33,122.62</b>	<b>0.00</b>

Chouteau Center (13300 )

**Balance Sheet**

September 2019

Books Cash

**September 2019**

<b>ASSETS</b>	
CASH AND ESCROW	
Cash - Operating Account	212,434.86
<b>TOTAL CASH AND ESCROW</b>	<b>212,434.86</b>
RECEIVABLES	
Due to/from Related Property	231,472.00
<b>TOTAL RECEIVABLES</b>	<b>231,472.00</b>
REAL ESTATE	
Building Improvements	323,437.87
Tenant Improvements	163,824.17
Leasing Commissions	81,389.41
<b>TOTAL REAL ESTATE</b>	<b>568,651.45</b>
<b>TOTAL ASSETS</b>	<b>1,012,558.31</b>
<b>LIABILITIES AND EQUITY</b>	
LIABILITIES	
CURRENT LIABILITIES	
Tenant Improvement Liability	-897.00
Tenant Security Deposits	14,009.34
<b>TOTAL CURRENT LIABILITIES</b>	<b>13,112.34</b>
<b>TOTAL LIABILITIES</b>	<b>13,112.34</b>
EQUITY	
Owner Contributions	-5,695.12
Owner Distributions	-773,187.67
Partner / Member Equity	-580,000.00
Retained Earnings (Current Earnings)	41,589.75
Retained Earnings (Prior Years)	2,316,739.01
<b>TOTAL EQUITY</b>	<b>999,445.97</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>1,012,558.31</b>

# Deposit Register

Bank: Reliance operating (13300op)

For Period(s): 09/2019

Property	Person Name	Unit	Period	Received Date	Amount	Check #
<b>Dep #173 09/03/2019</b>						
133 S. Eleventh St. (13300)	Great-West Life & Annuity Insurance Company (t0003174)	230	09/2019	09/03/2019	1,582.67	1001128308
133 S. Eleventh St. (13300)	Hoffman & Gelfman Attorneys, P.C. (t0003176)	310	09/2019	09/03/2019	2,710.00	30531
<b>Total Dep #173 09/03/2019</b>					<b>4,292.67</b>	
<b>Dep #174 09/05/2019</b>						
133 S. Eleventh St. (13300)	Starkloff Disability Institute (t0003179)	500	09/2019	09/05/2019	6,022.25	4703
<b>Total Dep #174 09/05/2019</b>					<b>6,022.25</b>	
<b>Dep #175 09/11/2019</b>						
133 S. Eleventh St. (13300)	1215 Pine LLC (t0003177)	350	09/2019	09/11/2019	10,550.70	6584
<b>Total Dep #175 09/11/2019</b>					<b>10,550.70</b>	
<b>Dep #176 09/18/2019</b>						
133 S. Eleventh St. (13300)	Cannon Cochran Management Services, Inc. (t0003178)	430	09/2019	09/18/2019	12,257.00	ach091819
<b>Total Dep #176 09/18/2019</b>					<b>12,257.00</b>	
<b>Grand Total</b>					<b>33,122.62</b>	

**Receipts by Tenant**  
**Property: 133 S. Eleventh St. (13300)**  
**For Period(s): 09/2019**

Unit	Status	Tran #	Date	Month	Account	AR Account	Amount	Remarks
<b>1215 Pine LLC (t0003177)</b>								
350	Current	R-172398	09/11/2019	09/2019	40100000	12200000	10,203.70	
350	Current	R-172398	09/11/2019	09/2019	42100000	12200000	347.00	
<b>Total 1215 Pine LLC(t0003177)</b>							<b>10,550.70</b>	
<b>Cannon Cochran Management Services, Inc. (t0003178)</b>								
430	Current	R-172526	09/18/2019	09/2019	40100000	12200000	11,700.00	
430	Current	R-172526	09/18/2019	09/2019	42100000	12200000	557.00	
<b>Total Cannon Cochran Management Services, Inc.(t0003178)</b>							<b>12,257.00</b>	
<b>Great-West Life &amp; Annuity Insurance Company (t0003174)</b>								
230	Current	R-172223	09/03/2019	09/2019	40100000	12200000	1,518.67	
230	Current	R-172223	09/03/2019	09/2019	42100000	12200000	64.00	
<b>Total Great-West Life &amp; Annuity Insurance Company(t0003174)</b>							<b>1,582.67</b>	
<b>Hoffman &amp; Gelfman Attorneys, P.C. (t0003176)</b>								
310	Current	R-172222	09/03/2019	09/2019	40100000	12200000	2,710.00	
<b>Total Hoffman &amp; Gelfman Attorneys, P.C.(t0003176)</b>							<b>2,710.00</b>	
<b>Starkloff Disability Institute (t0003179)</b>								
500	Current	R-172224	09/05/2019	09/2019	40100000	12200000	6,022.25	
<b>Total Starkloff Disability Institute(t0003179)</b>							<b>6,022.25</b>	
<b>Grand Total</b>							<b>33,122.62</b>	

# Receivable Detail by Charge Code

Property = Chouteau Center (13300)  
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
<b>230</b>	<b>t0003174</b>	<b>Great-West Life &amp; Annuity Insurance Company,</b>	<b>Current</b>						
C-409606	opexest	Office opexp monthly estimate (09/2019)	09/2019		64.00	09/03/2019	R-172223	64.00	
C-409607	rent	Base rent (09/2019)	09/2019		1,518.67	09/03/2019	R-172223	1,518.67	
C-411722	opexrec	Y/E reconciled office opexp (07/2018 - 11/2018)	09/2019		-320.00				-320.00
C-411723	opexrec	Y/E reconciled office opexp (12/2018 - 06/2019)	09/2019		-448.00				-448.00
R-169755		(Prepayment)	06/2019	-390.00		06/03/2019	R-169755		-390.00
				<b>-390.00</b>	<b>814.67</b>			<b>1,582.67</b>	<b>-1,158.00</b>
<b>310</b>	<b>t0003176</b>	<b>Hoffman &amp; Gelfman Attorneys, P.C.,</b>	<b>Current</b>						
C-409608	rent	Base rent (09/2019)	09/2019		2,710.00	09/03/2019	R-172222	2,710.00	
C-411724	opexrec	Y/E reconciled office opexp (07/2018 - 06/2019)	09/2019		239.08				239.08
				<b>0.00</b>	<b>2,949.08</b>			<b>2,710.00</b>	<b>239.08</b>
<b>350</b>	<b>t0003177</b>	<b>1215 Pine LLC,</b>	<b>Current</b>						
C-409609	opexest	Office opexp monthly estimate (09/2019)	09/2019		347.00	09/11/2019	R-172398	347.00	
C-409610	rent	Base rent (09/2019)	09/2019		10,203.70	09/11/2019	R-172398	10,203.70	
C-411725	opexrec	Y/E reconciled office opexp (07/2018 - 06/2019)	09/2019		-4,164.00				-4,164.00
				<b>0.00</b>	<b>6,386.70</b>			<b>10,550.70</b>	<b>-4,164.00</b>
<b>430</b>	<b>t0003178</b>	<b>Cannon Cochran Management Services, Inc.,</b>	<b>Current</b>						
C-409611	opexest	Office opexp monthly estimate (09/2019)	09/2019		557.00	09/18/2019	R-172526	557.00	
C-409612	rent	Base rent (09/2019)	09/2019		11,700.00	09/18/2019	R-172526	11,700.00	
C-411726	opexrec	Y/E reconciled office opexp (07/2018 - 06/2019)	09/2019		-6,684.00				-6,684.00
				<b>0.00</b>	<b>5,573.00</b>			<b>12,257.00</b>	<b>-6,684.00</b>
<b>500</b>	<b>t0003179</b>	<b>Starkloff Disability Institute,</b>	<b>Current</b>						
C-409613	rent	Base rent (09/2019)	09/2019		6,022.25	09/05/2019	R-172224	6,022.25	
C-411727	opexrec	Y/E reconciled office opexp (07/2018 - 09/2018)	09/2019		-898.81				-898.81
				<b>0.00</b>	<b>5,123.44</b>			<b>6,022.25</b>	<b>-898.81</b>
<b>Resident = 5</b>			<b>Property Total</b>	<b>-390.00</b>	<b>20,846.89</b>			<b>33,122.62</b>	<b>-12,665.73</b>

### Receivable Detail by Charge Code

Property = Chouteau Center (13300)  
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
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**Non-Resident Receipt**

			<b>Grand Total</b>	<b>-390.00</b>	<b>20,846.89</b>			<b>33,122.62</b>	
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**Rent Roll**  
 As of Date: 09/30/2019  
 Property: Chouteau Center (13300)  
 133 S. Eleventh St.  
 St. Louis, MO 63102



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	Term (Months)	Notice Date
<b>Floor: 1st</b>														
LOBBY	Common Area	01/01/1980	2,123	0.00 0.00	0.00	0.00	0.00	0.00	0.00	0.00				
<b>Floor: 2nd</b>														
200	VACANT		3,008	0.00 0.00	0.00	0.00	0.00	0.00	0.00					
210	VACANT		1,060	0.00 0.00	0.00	0.00	0.00	0.00	0.00					
220	City of St. Louis IT Dept. NON INCOME UNIT	03/01/2016	960	0.00 0.00	0.00	0.00	0.00	0.00	0.00					
230	Great-West Life & Annuity Insurance Company Empower Retirement	12/01/2012 11/30/2019	1,340	18,224.03 1,518.67	13.60	0.57	0.00	14.17	0.00	12/01/2018	18,224.03	13.60	60	02/28/2017
250	City of St. Louis Treasurer NON INCOME UNIT	08/01/2007	4,032	0.00 0.00	0.00	0.00	0.00	0.00	0.00					
<b>Floor: 3rd</b>														
300	City of St. Louis Treasurer NON INCOME UNIT	08/01/2007	900	0.00 0.00	0.00	0.00	0.00	0.00	0.00					
310	Hoffman & Gelfman Attorneys, P.C.	01/15/2009 01/31/2021	2,168	32,520.00 2,710.00	15.00	0.00	0.00	15.00	2,348.67	02/01/2018 02/01/2020	32,520.00 33,062.02	15.00 15.25	60	07/31/2020
350	1215 Pine LLC	04/01/2013 08/31/2020	7,332	122,444.34 10,203.70	16.70	0.57	0.00	17.27	7,364.25	09/01/2019	122,444.34	16.70		
<b>Floor: 4th</b>														
430	Cannon Cochran Management Services, Inc.	04/01/2015 12/31/2020	10,400	140,400.00 11,700.00	13.50	0.64	0.00	14.14	1,258.75	04/01/2019 04/01/2020	140,400.00 145,599.92	13.50 14.00	36	03/31/2020
<b>Floor: 5th</b>														
500	Starkloff Disability Institute	10/01/2012 12/31/2023	4,251	72,266.97 6,022.25	17.00	0.00	0.00	17.00	3,037.67	10/01/2018 01/01/2020 01/01/2021 01/01/2022 01/01/2023	72,266.97 74,392.53 76,518.00 78,643.52 80,768.98	17.00 17.50 18.00 18.50 19.00		



**Rent Roll**  
 As of Date: 09/30/2019  
 Property: Chouteau Center (13300)  
 133 S. Eleventh St.  
 St. Louis, MO 63102



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	Term (Months)	Notice Date
510	VACANT		800	0.00 0.00	0.00	0.00	0.00	0.00	0.00					
550	City of St. Louis Treasurer NON INCOME UNIT	08/01/2007	5,416	0.00 0.00	0.00	0.00	0.00	0.00	0.00					

Summary										
	Total Sq Ft	Percent Sq Ft	Total Annual Base Rent	Total Rent PSF	Total Rec PSF	Total Misc PSF	Total Security Deposit	Total Charges PSF	Total Security Deposit	
Occupied	38,922	88.88%	385,855.34	9.91	0.30	0.00	14,009.34	10.21	14,009.34	
Vacant	4,868	11.12%	0.00	0.00	0.00	0.00	0	0	0.00	
<b>Totals</b>	<b>43,790</b>	<b>100.00%</b>	<b>385,855.34</b>	<b>8.81</b>	<b>0.27</b>	<b>0.00</b>	<b>14,009.34</b>	<b>9.08</b>	<b>14,009.34</b>	

# Aged Receivables Report

Detail by Charge Code  
 Property: Chouteau Center  
 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
230	t0003174	Great-West Life & Annuity Insurance Company							
		opexrec	(768.00)	(768.00)	0.00	0.00	0.00	0.00	
		prepay	0.00	0.00	0.00	0.00	0.00	(390.00)	
<b>Total</b>			<b>(768.00)</b>	<b>(768.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(390.00)</b>	<b>(1,158.00)</b>
310	t0003176	Hoffman & Gelfman Attorneys, P.C.							
		opexrec	239.08	239.08	0.00	0.00	0.00	0.00	
<b>Total</b>			<b>239.08</b>	<b>239.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>239.08</b>
350	t0003177	1215 Pine LLC							
		opexrec	(4,164.00)	(4,164.00)	0.00	0.00	0.00	0.00	
<b>Total</b>			<b>(4,164.00)</b>	<b>(4,164.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(4,164.00)</b>
430	t0003178	Cannon Cochran Management Services, Inc.							
		opexrec	(6,684.00)	(6,684.00)	0.00	0.00	0.00	0.00	
<b>Total</b>			<b>(6,684.00)</b>	<b>(6,684.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(6,684.00)</b>
500	t0003179	Starkloff Disability Institute							
		opexrec	(898.81)	(898.81)	0.00	0.00	0.00	0.00	
<b>Total</b>			<b>(898.81)</b>	<b>(898.81)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(898.81)</b>
<b>Total 13300</b>			<b>(12,275.73)</b>	<b>(12,275.73)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(390.00)</b>	<b>(12,665.73)</b>
<b>A-Summary by Chargecode</b>									
		opexrec	(12,275.73)	(12,275.73)	0.00	0.00	0.00	0.00	
<b>Total</b>			<b>(12,275.73)</b>	<b>(12,275.73)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(12,275.73)</b>
<b>B-Summary by Prepay GL Account</b>									
		22300000	0.00	0.00	0.00	0.00	0.00	(390.00)	
<b>Total</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(390.00)</b>	<b>(390.00)</b>
		Receivable Total		(12,275.73)					
		Prepay Total		(390.00)					
		<b>Grand Total</b>		<b>(12,665.73)</b>					

**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 owed	31 - 60 owed	61 - 90 owed	Over 90 owed
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Total

Grand Total

**Payment Detail**  
**Bank=13300op - Reliance operating**  
**mm/yy=09/2019 - 09/2019**  
**All Checks=Yes**  
**Include Voids=All Checks**

Check #	Date	Payable #	Property	Amount	Account
957 - AMEREN MISSOURI (ame6529)	09/06/19	P-224248	13300	8,332.51	55100000 - Electricity
<b>Total 957 - AMEREN MISSOURI (ame6529)</b>				<b>8,332.51</b>	
958 - FROST ELECTRIC SUPPLY CO. (froelec)	09/06/19	P-224249	13300	233.21	52120000 - Electrical - Light Bulbs
<b>Total 958 - FROST ELECTRIC SUPPLY CO. (froelec)</b>				<b>233.21</b>	
959 - GREGORY F.X. DALY (gregfx)	09/06/19	P-224250	13300	708.73	55300000 - Water
<b>Total 959 - GREGORY F.X. DALY (gregfx)</b>				<b>708.73</b>	
960 - GROWING GREEN INC. (grogree)	09/06/19	P-224251	13300	212.03	52450000 - Interior Plant Maintenance
<b>Total 960 - GROWING GREEN INC. (grogree)</b>				<b>212.03</b>	
961 - HARRIS PEST SOLUTIONS LLC (harpest)	09/06/19	P-224252	13300	65.00	52300000 - Exterminating/Pest Control
<b>Total 961 - HARRIS PEST SOLUTIONS LLC (harpest)</b>				<b>65.00</b>	
962 - MIDWEST ELEVATOR CO. INC. (MIDELEV)	09/06/19	P-224253	13300	635.60	52150000 - Elevator Contract
<b>Total 962 - MIDWEST ELEVATOR CO. INC. (MIDELEV)</b>				<b>635.60</b>	
963 - ST. LOUIS MAT & LINEN COMPANY, INC. (stimat)	09/06/19	P-224254	13300	110.00	51300000 - Additional Cleaning
<b>Total 963 - ST. LOUIS MAT &amp; LINEN COMPANY, INC. (stimat)</b>				<b>110.00</b>	
964 - TOTAL LOCK & SECURITY, INC (totlock)	09/06/19	P-224255	13300	295.54	54100000 - Life Safety
<b>Total 964 - TOTAL LOCK &amp; SECURITY, INC (totlock)</b>				<b>295.54</b>	
965 - ASPEN WASTE SYSTEMS, INC (aspwast)	09/12/19	P-224698	13300	298.20	51500000 - Trash Removal
<b>Total 965 - ASPEN WASTE SYSTEMS, INC (aspwast)</b>				<b>298.20</b>	

**Payment Detail**  
**Bank=13300op - Reliance operating**  
**mm/yy=09/2019 - 09/2019**  
**All Checks=Yes**  
**Include Voids=All Checks**

Check #	Date	Payable #	Property	Amount	Account
<b>966 - BUILDING STARS, INC. (buistar)</b>					
9/19 JANITORIAL SERVICE	09/12/19	P-224699	13300	3,096.77	51100000 - Cleaning Contract - Interior
<b>Total 966 - BUILDING STARS, INC. (buistar)</b>				<b>3,096.77</b>	
<b>967 - INTEGRATED FACILITY SERVICES, INC. (infac)</b>					
9/19 EMS MONITORING	09/12/19	P-224700	13300	188.67	52400000 - HVAC Contract
<b>Total 967 - INTEGRATED FACILITY SERVICES, INC. (infac)</b>				<b>188.67</b>	
<b>968 - GERSHMAN COMMERCIAL REAL ESTATE (sgicorp)</b>					
8/18-8/31/19 MAINT	09/12/19	P-224701	13300	495.00	52050000 - Maintenance Services
<b>Total 968 - GERSHMAN COMMERCIAL REAL ESTATE (sgicorp)</b>				<b>495.00</b>	
<b>969 - INTEGRATED FACILITY SERVICES, INC. (infac)</b>					
8/19 RPLC 2 BLOWER MOTORS & RPR WIRING	09/19/19	P-224997	13300	2,215.40	52410000 - HVAC Repairs & Maintenance
<b>Total 969 - INTEGRATED FACILITY SERVICES, INC. (infac)</b>				<b>2,215.40</b>	
<b>970 - JOHNSON CONTROLS FIRE PROTECTION LP (johcnfcp)</b>					
10/1/19-9/30/20 ANNUAL FIRE HOSE TEST	09/19/19	P-224999	13300	787.38	54100000 - Life Safety
<b>Total 970 - JOHNSON CONTROLS FIRE PROTECTION LP (johcnfcp)</b>				<b>787.38</b>	
<b>971 - METROPOLITAN ST. LOUIS SEWER (msd437)</b>					
7/31-8/31/19	09/19/19	P-225003	13300	117.15	55400000 - Sewer
<b>Total 971 - METROPOLITAN ST. LOUIS SEWER (msd437)</b>				<b>117.15</b>	
<b>972 - GERSHMAN COMMERCIAL REAL ESTATE (sgicorp)</b>					
9/1-9/14/19 MAINT	09/19/19	P-225008	13300	275.00	52050000 - Maintenance Services
9/19 MGMT FEE	09/19/19	P-225037	13300	1,656.13	56200000 - Management Fees
<b>Total 972 - GERSHMAN COMMERCIAL REAL ESTATE (sgicorp)</b>				<b>1,931.13</b>	
<b>973 - WOODARD CLEANING &amp; RESTORATION, INC (wooclea)</b>					
9/19 COMMON AREA CARPET CLEANING	09/19/19	P-225010	13300	217.83	51300000 - Additional Cleaning
<b>Total 973 - WOODARD CLEANING &amp; RESTORATION, INC (wooclea)</b>				<b>217.83</b>	
<b>974 - Granite Telecommunications (granite)</b>					
09/01-09/30/19 Elevator 314-588-0382	09/20/19	P-225203	13300	46.99	54300000 - Security/Fire Telephone
09/01-09/30/19 Elevator 314-588-1027	09/20/19	P-225203	13300	52.49	54300000 - Security/Fire Telephone

**Payment Detail**  
**Bank=13300op - Reliance operating**  
**mm/yy=09/2019 - 09/2019**  
**All Checks=Yes**  
**Include Voids=All Checks**

Check #	Date	Payable #	Property	Amount	Account
09/01-09/30/19 Elevator 314-588-2108	09/20/19	P-225203	13300	46.99	543000000 - Security/Fire Telephone
<b>Total 974 - Granite Telecommunications (granite)</b>				<b>146.47</b>	
<b>975 - GRAINGER PARTS OPERATIONS, INC. (graing)</b>					
V-BELT	09/26/19	P-225400	13300	532.97	524200000 - HVAC Supplies
HEAVY-DUTY LUBRICANT	09/26/19	P-225401	13300	18.71	524200000 - HVAC Supplies
<b>Total 975 - GRAINGER PARTS OPERATIONS, INC. (graing)</b>				<b>551.68</b>	
<b>976 - HARRIS PEST SOLUTIONS LLC (harpest)</b>					
9/19 PEST CONTROL	09/26/19	P-225402	13300	65.00	523000000 - Exterminating/Pest Control
<b>Total 976 - HARRIS PEST SOLUTIONS LLC (harpest)</b>				<b>65.00</b>	
<b>Grand Total</b>				<b>20,703.30</b>	

### Expense Distribution

Property=13300 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
<b>5110-0000 - Cleaning Contract - Interior</b>										
busstar - BUILDING STARS, INC.	P-224699	13300	2080942	09/01/2019	09/2019	3,096.77	0.00	966	09/12/2019	9/19 JANITORIAL SERVICE
<b>Total 5110-0000 - Cleaning Contract - Interior</b>						<b>3,096.77</b>	<b>0.00</b>			
<b>5130-0000 - Additional Cleaning</b>										
sifmat - ST. LOUIS MAT & LINEN CO...	P-224254	13300	424487	08/31/2019	09/2019	110.00	0.00	963	09/06/2019	8/19 MATS
woodlea - WOODARD CLEANING & ...	P-225010	13300	41423	09/05/2019	09/2019	217.83	0.00	973	09/19/2019	9/19 COMMON AREA CARPET CLEANING
<b>Total 5130-0000 - Additional Cleaning</b>						<b>327.83</b>	<b>0.00</b>			
<b>5150-0000 - Trash Removal</b>										
aspwast - ASPEN WASTE SYSTEMS, INC	P-224698	13300	S4620462090119	09/01/2019	09/2019	298.20	0.00	965	09/12/2019	9/19 TRASH/RECYCLING
<b>Total 5150-0000 - Trash Removal</b>						<b>298.20</b>	<b>0.00</b>			
<b>5205-0000 - Maintenance Services</b>										
sgicorp - GERSHMAN COMMERCIAL...	P-224701	13300	37292	09/03/2019	09/2019	495.00	0.00	968	09/12/2019	8/18-8/31/19 MAINT
sgicorp - GERSHMAN COMMERCIAL...	P-225008	13300	37514	09/17/2019	09/2019	275.00	0.00	972	09/19/2019	9/1-9/14/19 MAINT
<b>Total 5205-0000 - Maintenance Services</b>						<b>770.00</b>	<b>0.00</b>			
<b>5212-0000 - Electrical - Light Bulbs</b>										
froelec - FROST ELECTRIC SUPPLY CO.	P-224249	13300	S4075509.001	08/22/2019	09/2019	233.21	0.00	958	09/06/2019	LIGHTS
<b>Total 5212-0000 - Electrical - Light Bulbs</b>						<b>233.21</b>	<b>0.00</b>			
<b>5215-0000 - Elevator Contract</b>										
MIDELEV - MIDWEST ELEVATOR CO...	P-224253	13300	85736	09/01/2019	09/2019	635.60	0.00	962	09/06/2019	9/19 ELEVATOR MAINT
<b>Total 5215-0000 - Elevator Contract</b>						<b>635.60</b>	<b>0.00</b>			
<b>5230-0000 - Exterminating/Pest Control</b>										
harpest - HARRIS PEST SOLUTIONS LLC	P-224252	13300	1640	08/29/2019	09/2019	65.00	0.00	961	09/06/2019	8/19 PEST CONTROL
harpest - HARRIS PEST SOLUTIONS LLC	P-225402	13300	1652	09/20/2019	09/2019	65.00	0.00	976	09/26/2019	9/19 PEST CONTROL
<b>Total 5230-0000 - Exterminating/Pest Control</b>						<b>130.00</b>	<b>0.00</b>			
<b>5240-0000 - HVAC Contract</b>										
infafac - INTEGRATED FACILITY SER...	P-224700	13300	60016403	09/01/2019	09/2019	188.67	0.00	967	09/12/2019	9/19 EMS MONITORING
<b>Total 5240-0000 - HVAC Contract</b>						<b>188.67</b>	<b>0.00</b>			
<b>5241-0000 - HVAC Repairs &amp; Maintenance</b>										
infafac - INTEGRATED FACILITY SER...	P-224997	13300	40050070	08/23/2019	09/2019	2,215.40	0.00	969	09/19/2019	8/19 RPLC 2 BLOWER MOTORS & RP...
<b>Total 5241-0000 - HVAC Repairs &amp; Maintenance</b>						<b>2,215.40</b>	<b>0.00</b>			
<b>5242-0000 - HVAC Supplies</b>										
graingr - GRAINGER PARTS OPERAT...	P-225400	13300	9299048380	09/20/2019	09/2019	532.97	0.00	975	09/26/2019	V-BELT

**Expense Distribution**

Property=13300 AND mm/yyyy=09/2019-09/2019

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
Vendor Code - Name										
graing - GRAINGER PARTS OPERAT...	P-225401	13300	9299048398	09/20/2019	09/2019	18.71	0.00	975	09/26/2019	HEAVY-DUTY LUBRICANT
<b>Total 5242-0000 - HVAC Supplies</b>						<b>551.88</b>	<b>0.00</b>			
<b>5245-0000 - Interior Plant Maintenance</b>										
grogree - GROWING GREEN INC.	P-224251	13300	70486	09/01/2019	09/2019	212.03	0.00	960	09/06/2019	9/19 EXTERIOR PLANT SERVICE
<b>Total 5245-0000 - Interior Plant Maintenance</b>						<b>212.03</b>	<b>0.00</b>			
<b>5410-0000 - Life Safety</b>										
tollock - TOTAL LOCK & SECURITY, INC	P-224255	13300	52074	08/22/2019	09/2019	295.54	0.00	964	09/06/2019	FRONT DOOR REPAIR
johnconf - JOHNSON CONTROLS FIR...	P-224999	13300	21172885	09/03/2019	09/2019	787.38	0.00	970	09/19/2019	10/1/19-9/30/20 ANNUAL FIRE HOSE TEST
<b>Total 5410-0000 - Life Safety</b>						<b>1,082.92</b>	<b>0.00</b>			
<b>5430-0000 - Security/Fire Telephone</b>										
granite - Granite Telecommunications	P-225203	13300	463970479	09/11/2019	09/2019	46.99	0.00	974	09/20/2019	09/01-09/30/19 Elevator 314-588-0382
granite - Granite Telecommunications	P-225203	13300	463970479	09/11/2019	09/2019	52.49	0.00	974	09/20/2019	09/01-09/30/19 Elevator 314-588-1027
granite - Granite Telecommunications	P-225203	13300	463970479	09/11/2019	09/2019	46.99	0.00	974	09/20/2019	09/01-09/30/19 Elevator 314-588-2108
<b>Total 5430-0000 - Security/Fire Telephone</b>						<b>146.47</b>	<b>0.00</b>			
<b>5510-0000 - Electricity</b>										
ame6529 - AMEREN MISSOURI	P-224248	13300	728/19 5530003133	08/28/2019	09/2019	8,332.51	0.00	957	09/06/2019	7/28-8/26/19
<b>Total 5510-0000 - Electricity</b>						<b>8,332.51</b>	<b>0.00</b>			
<b>5530-0000 - Water</b>										
gregfx - GREGORY F.X. DALY	P-224250	13300	4/17/19 223912	08/27/2019	09/2019	708.73	0.00	959	09/06/2019	4/17-8/12/19 WATER
<b>Total 5530-0000 - Water</b>						<b>708.73</b>	<b>0.00</b>			
<b>5540-0000 - Sewer</b>										
msd437 - METROPOLITAN ST. LOUI...	P-225003	13300	7/31/19 2096568	09/06/2019	09/2019	117.15	0.00	971	09/19/2019	7/31-8/31/19
<b>Total 5540-0000 - Sewer</b>						<b>117.15</b>	<b>0.00</b>			
<b>5620-0000 - Management Fees</b>										
sg/corp - GERSHMAN COMMERCIAL...	P-225037	13300	9/2019	09/18/2019	09/2019	1,656.13	0.00	972	09/19/2019	9/19 MGMTNT FEE
<b>Total 5620-0000 - Management Fees</b>						<b>1,656.13</b>	<b>0.00</b>			
<b>Total 5620-0000 - Management Fees</b>						<b>20,703.30</b>	<b>0.00</b>			



10/08/2019

**Reliance operating  
Bank Reconciliation  
Month Ending September 30, 2019  
Reliance Bank  
\*\*\*\*8950**

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Cash Balance August 31	200,015.54
Add: Deposit Register	33,122.62
Deduct: Check Register	(20,703.30)
<b>Reconciled Balance</b>	<b>212,434.86</b>
Bank Balance September 30	213,051.54
Deduct: Outstanding Checks	(616.68)
<b>Reconciled Balance</b>	<b>212,434.86</b>

10/08/2019

**Reliance operating  
Bank Reconciliation  
Month Ending September 30, 2019  
Reliance Bank  
\*\*\*\*8950**

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<b>Check #</b>	<b>Date</b>	<b>Vendor</b>	<b>Amount</b>
975	09/26/2019	graing - GRAINGER PARTS OPERATIONS, INC.	(551.68)
976	09/26/2019	harpest - HARRIS PEST SOLUTIONS LLC	(65.00)
			<hr/> <b>(616.68)</b> <hr/>



**Simmons Bank.**

MEMBER FDIC | 866.246.2400

Date 9/30/19 Page 1  
Primary Account XXXXXXXXXXXXX8950  
Enclosures 24

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	24
Account Number	XXXXXXXXXXXX8950	Statement Dates	9/03/19 thru 9/30/19
Previous Balance	200,561.86	Days in the statement period	28
4 Deposits/Credits	33,122.62	Average Ledger	212,338.85
21 Checks/Debits	20,632.94	Average Collected	211,593.65
Service Charge	.00		
Interest Paid	.00		
Current Balance	213,051.54		

**Deposits and Additions**

Date	Description	Amount
9/03	Deposit	4,292.67
9/05	Deposit	6,022.25
9/11	Deposit	10,550.70
9/18	CCMSI Cannon Cochran 50108950	12,257.00

**CHECKS IN NUMBER ORDER**

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
9/04	952	50.00	9/11	961	65.00	9/18	968	495.00
9/05	955*	320.92	9/10	962	635.60	9/24	969	2,215.40
9/04	956	175.40	9/11	963	110.00	9/25	970	787.38
9/11	957	8,332.51	9/10	964	295.54	9/25	971	117.15
9/10	958	233.21	9/17	965	298.20	9/26	972	1,931.13
9/11	959	708.73	9/17	966	3,096.77	9/23	973	217.83
9/10	960	212.03	9/16	967	188.67	9/27	974	146.47

\* Denotes skip in sequential check numbers

**Daily Balance Information**

Date	Balance	Date	Balance	Date	Balance
9/03	204,854.53	9/16	210,099.87	9/25	215,129.14
9/04	204,629.13	9/17	206,704.90	9/26	213,198.01
9/05	210,330.46	9/18	218,466.90	9/27	213,051.54
9/10	208,954.08	9/23	218,249.07		
9/11	210,288.54	9/24	216,033.67		

Thank you for banking with Simmons Bank.

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

DEPOSIT TICKET

CITY OF ST. LOUIS  
OF GERMAN COMMERCIAL REAL ESTATE  
150 N. MERAMEC SUITE 500  
ST. LOUIS, MO 63106

RELIANCE BANK

DATE	CURRENCY	COIN	DOLLARS	DATE
09-03-19			4292.67	09/03/19

AMOUNT \$ 4292.67

⑆081018888⑆ 50108950⑆ 042 DS

Deposit Date: 09/03 Amount: \$4,292.67

DEPOSIT TICKET

CITY OF ST. LOUIS  
OF GERMAN COMMERCIAL REAL ESTATE  
150 N. MERAMEC SUITE 500  
ST. LOUIS, MO 63106

RELIANCE BANK

DATE	CURRENCY	COIN	DOLLARS	DATE
09-05-19			6022.25	09/05/19

AMOUNT \$ 6022.25

⑆081018888⑆ 50108950⑆ 042 DS

Deposit Date: 09/05 Amount: \$6,022.25

DEPOSIT TICKET

CITY OF ST. LOUIS  
OF GERMAN COMMERCIAL REAL ESTATE  
150 N. MERAMEC SUITE 500  
ST. LOUIS, MO 63106

RELIANCE BANK

DATE	CURRENCY	COIN	DOLLARS	DATE
09-11-19			10550.70	09/11/19

AMOUNT \$ 10550.70

⑆081018888⑆ 50108950⑆ 042 DS

Deposit Date: 09/11 Amount: \$10,550.70

City of St Louis-Chouteau Center  
c/o Gerhman Commercial Real Estate  
150 N. Meramec, Suite 500  
St. Louis, MO 63106  
(314) 862-9400

Reliance Bank  
4301 Manchester Ave.  
St. Louis, MO 63110  
80-1888/810

952

Date: 08/23/2019 Amount: \$50.00\*\*\*\*\*

PAY \*\*\*\* FIFTY AND 00/100 DOLLARS

TO THE ORDER OF: MISSOURI DIVISION OF FIRE SAFETY  
P.O. BOX 844  
JEFFERSON CITY, MO 65102

*Susan Stuebinger*

⑆000952⑆ ⑆081018888⑆ 50108950⑆

Check 952 Date: 09/04 Amount: \$50.00

City of St Louis-Chouteau Center  
c/o Gerhman Commercial Real Estate  
150 N. Meramec, Suite 500  
St. Louis, MO 63106  
(314) 862-9400

Reliance Bank  
4301 Manchester Ave.  
St. Louis, MO 63110  
80-1888/810

955

Date: 09/29/2019 Amount: \$320.92\*\*\*\*\*

PAY \*\*\*\* THREE HUNDRED TWENTY AND 92/100 DOLLARS

TO THE ORDER OF: GRANGER PARTS OPERATIONS, INC.  
DEPT 809391253  
P.O. BOX 413267  
KANSAAS CITY, MO 64141-6267

*Susan Stuebinger*

⑆000955⑆ ⑆081018888⑆ 50108950⑆

Check 955 Date: 09/05 Amount: \$320.92

City of St Louis-Chouteau Center  
c/o Gerhman Commercial Real Estate  
150 N. Meramec, Suite 500  
St. Louis, MO 63106  
(314) 862-9400

Reliance Bank  
4301 Manchester Ave.  
St. Louis, MO 63110  
80-1888/810

956

Date: 08/29/2019 Amount: \$175.40\*\*\*\*\*

PAY \*\*\*\* ONE HUNDRED SEVENTY FIVE AND 40/100 DOLLARS

TO THE ORDER OF: ROYAL PAPERS, INC  
2701 HEREFORD ST  
P.O. BOX 39922  
ST. LOUIS, MO 63139-1021

*Susan Stuebinger*

⑆000956⑆ ⑆081018888⑆ 50108950⑆

Check 956 Date: 09/04 Amount: \$175.40

City of St Louis-Chouteau Center  
c/o Gerhman Commercial Real Estate  
150 N. Meramec, Suite 500  
St. Louis, MO 63106  
(314) 862-9400

Reliance Bank  
4301 Manchester Ave.  
St. Louis, MO 63110  
80-1888/810

957

Date: 09/06/2019 Amount: \$8,332.51\*\*\*\*\*

PAY \*\*\*\* EIGHT THOUSAND THREE HUNDRED THIRTY TWO AND 51/100 DOLLARS

TO THE ORDER OF: AMEREN MISSOURI  
P.O. BOX 88060  
CHICAGO, IL 60680-1068

*Susan Stuebinger*

⑆000957⑆ ⑆081018888⑆ 50108950⑆

Check 957 Date: 09/11 Amount: \$8,332.51

City of St Louis-Chouteau Center  
c/o Gerhman Commercial Real Estate  
150 N. Meramec, Suite 500  
St. Louis, MO 63106  
(314) 862-9400

Reliance Bank  
4301 Manchester Ave.  
St. Louis, MO 63110  
80-1888/810

958

Date: 09/06/2019 Amount: \$233.21\*\*\*\*\*

PAY \*\*\*\* TWO HUNDRED THIRTY THREE AND 21/100 DOLLARS

TO THE ORDER OF: FROST ELECTRIC SUPPLY CO.  
P.O. BOX 66522  
ST. LOUIS, MO 63166-6522

*Susan Stuebinger*

⑆000958⑆ ⑆081018888⑆ 50108950⑆

Check 958 Date: 09/10 Amount: \$233.21

City of St Louis-Chouteau Center  
c/o Gerhman Commercial Real Estate  
150 N. Meramec, Suite 500  
St. Louis, MO 63106  
(314) 862-9400

Reliance Bank  
4301 Manchester Ave.  
St. Louis, MO 63110  
80-1888/810

959

Date: 09/06/2019 Amount: \$708.73\*\*\*\*\*

PAY \*\*\*\* SEVEN HUNDRED EIGHT AND 73/100 DOLLARS

TO THE ORDER OF: GREGORY F.X. DALY  
COLLECTOR OF REVENUE  
P.O. BOX 66787  
ST. LOUIS, MO 63166

*Susan Stuebinger*

⑆000959⑆ ⑆081018888⑆ 50108950⑆

Check 959 Date: 09/11 Amount: \$708.73

City of St Louis-Chouteau Center  
c/o Gerhman Commercial Real Estate  
150 N. Meramec, Suite 500  
St. Louis, MO 63106  
(314) 862-9400

Reliance Bank  
4301 Manchester Ave.  
St. Louis, MO 63110  
80-1888/810

960

Date: 09/06/2019 Amount: \$212.03\*\*\*\*\*

PAY \*\*\*\* TWO HUNDRED TWELVE AND 03/100 DOLLARS

TO THE ORDER OF: GROWING GREEN INC.  
800 EDWIN ST  
ST. LOUIS, MO 63103

*Susan Stuebinger*

⑆000960⑆ ⑆081018888⑆ 50108950⑆

Check 960 Date: 09/10 Amount: \$212.03

City of St Louis-Chouteau Center  
c/o Gerhman Commercial Real Estate  
150 N. Meramec, Suite 500  
St. Louis, MO 63106  
(314) 862-9400

Reliance Bank  
4301 Manchester Ave.  
St. Louis, MO 63110  
80-1888/810

961

Date: 09/06/2019 Amount: \$65.00\*\*\*\*\*

PAY \*\*\*\* SIXTY FIVE AND 00/100 DOLLARS

TO THE ORDER OF: HARRIS PEST SOLUTIONS LLC  
317 S HARRISON AVE.  
ST LOUIS, MO 63122

*Susan Stuebinger*

⑆000961⑆ ⑆081018888⑆ 50108950⑆

Check 961 Date: 09/11 Amount: \$65.00

City of St Louis-Chouteau Center  
c/o Gerhman Commercial Real Estate  
150 N. Meramec, Suite 500  
St. Louis, MO 63106  
(314) 862-9400

Reliance Bank  
4301 Manchester Ave.  
St. Louis, MO 63110  
80-1888/810

962

Date: 09/06/2019 Amount: \$635.60\*\*\*\*\*

PAY \*\*\*\* SIX HUNDRED THIRTY FIVE AND 60/100 DOLLARS

TO THE ORDER OF: MIDWEST ELEVATOR CO. INC.  
1824 KNOX AVE.  
ST. LOUIS, MO 63139

*Susan Stuebinger*

⑆000962⑆ ⑆081018888⑆ 50108950⑆

Check 962 Date: 09/10 Amount: \$635.60

**City of St Louis-Chouteau Center** 963  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/06/2019 Amount: \$110.00\*\*\*\*\*

PAY \*\*\*\*\* ONE HUNDRED TEN AND 00/100 DOLLARS

TO THE ORDER OF: ST. LOUIS MAT & LINEN COMPANY, INC.  
 P.O. BOX 411934  
 ST. LOUIS, MO 63141

*Susan Stuebinger*

⑈000963⑈ ⑆081018888⑆ 50108950⑈

Check 963 Date: 09/11 Amount: \$110.00

**City of St Louis-Chouteau Center** 964  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/06/2019 Amount: \$295.54\*\*\*\*\*

PAY \*\*\*\*\* TWO HUNDRED NINETY FIVE AND 54/100 DOLLARS

TO THE ORDER OF: TOTAL LOCK & SECURITY, INC.  
 11772 WESTLINE INDUSTRIAL DR.  
 ST. LOUIS, MO 63146

*Susan Stuebinger*

⑈000964⑈ ⑆081018888⑆ 50108950⑈

Check 964 Date: 09/10 Amount: \$295.54

**City of St Louis-Chouteau Center** 965  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/12/2019 Amount: \$298.20\*\*\*\*\*

PAY \*\*\*\*\* TWO HUNDRED NINETY EIGHT AND 20/100 DOLLARS

TO THE ORDER OF: ASPEN WASTE SYSTEMS, INC  
 AWS SERVICE CENTER  
 P.O. BOX 3050  
 DES MOINES, IA 50316

*Susan Stuebinger*

⑈000965⑈ ⑆081018888⑆ 50108950⑈

Check 965 Date: 09/17 Amount: \$298.20

**City of St Louis-Chouteau Center** 966  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/12/2019 Amount: \$3,096.77\*\*\*

PAY \*\*\*\*\* THREE THOUSAND NINETY SIX AND 77/100 DOLLARS

TO THE ORDER OF: BUILDING STARS, INC.  
 P.O. BOX 419161  
 ST. LOUIS, MO 63141

*Susan Stuebinger*

⑈000966⑈ ⑆081018888⑆ 50108950⑈

Check 966 Date: 09/17 Amount: \$3,096.77

**City of St Louis-Chouteau Center** 967  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/12/2019 Amount: \$188.67\*\*\*\*\*

PAY \*\*\*\*\* ONE HUNDRED EIGHTY EIGHT AND 67/100 DOLLARS

TO THE ORDER OF: INTEGRATED FACILITY SERVICES, INC.  
 1055 CASSENS INDUSTRIAL CT.  
 FENTON, MO 63026

*Susan Stuebinger*

⑈000967⑈ ⑆081018888⑆ 50108950⑈

Check 967 Date: 09/16 Amount: \$188.67

**City of St Louis-Chouteau Center** 968  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/12/2019 Amount: \$495.00\*\*\*\*\*

PAY \*\*\*\*\* FOUR HUNDRED NINETY FIVE AND 00/100 DOLLARS

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

*Susan Stuebinger*

⑈000968⑈ ⑆081018888⑆ 50108950⑈

Check 968 Date: 09/18 Amount: \$495.00

**City of St Louis-Chouteau Center** 969  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/19/2019 Amount: \$2,215.40\*\*\*

PAY \*\*\*\*\* TWO THOUSAND TWO HUNDRED FIFTEEN AND 40/100 DOLLARS

TO THE ORDER OF: INTEGRATED FACILITY SERVICES, INC.  
 1055 CASSENS INDUSTRIAL CT.  
 FENTON, MO 63026

*Susan Stuebinger*

⑈000969⑈ ⑆081018888⑆ 50108950⑈

Check 969 Date: 09/24 Amount: \$2,215.40

**City of St Louis-Chouteau Center** 970  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/19/2019 Amount: \$787.38\*\*\*\*\*

PAY \*\*\*\*\* SEVEN HUNDRED EIGHTY SEVEN AND 38/100 DOLLARS

TO THE ORDER OF: JOHNSON CONTROLS FIRE PROTECTION LP  
 DEPT CH10320  
 PALATINE, IL 60055-0320

*Susan Stuebinger*

⑈000970⑈ ⑆081018888⑆ 50108950⑈

Check 970 Date: 09/25 Amount: \$787.38

**City of St Louis-Chouteau Center** 971  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/19/2019 Amount: \$117.15\*\*\*\*\*

PAY \*\*\*\*\* ONE HUNDRED SEVENTEEN AND 15/100 DOLLARS

TO THE ORDER OF: METROPOLITAN ST. LOUIS SEWER  
 P.O. BOX 437  
 ST. LOUIS, MO 63166-0437

*Susan Stuebinger*

⑈000971⑈ ⑆081018888⑆ 50108950⑈

Check 971 Date: 09/25 Amount: \$117.15

**City of St Louis-Chouteau Center** 972  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/19/2019 Amount: \$1,931.13\*\*\*

PAY \*\*\*\*\* ONE THOUSAND NINE HUNDRED THIRTY ONE AND 13/100 DOLLARS

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

*Susan Stuebinger*

⑈000972⑈ ⑆081018888⑆ 50108950⑈

Check 972 Date: 09/26 Amount: \$1,931.13

**City of St Louis-Chouteau Center** 973  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/19/2019 Amount: \$217.83\*\*\*\*\*

PAY \*\*\*\*\* TWO HUNDRED SEVENTEEN AND 83/100 DOLLARS

TO THE ORDER OF: WOODARD CLEANING & RESTORATION, INC  
 2647 ROCK HILL INDUSTRIAL CT  
 ST. LOUIS, MO 63144

*Susan Stuebinger*

⑈000973⑈ ⑆081018888⑆ 50108950⑈

Check 973 Date: 09/23 Amount: \$217.83

**City of St Louis-Chouteau Center** 974  
 c/o Gershman Commercial Real Estate  
 150 N. Meramec, Suite 500  
 St. Louis, MO 63105  
 (314) 862-9400

Reference Bank  
 4301 Manchester Ave  
 St. Louis, MO 63110  
 80-1888/910

Date: 09/20/2019 Amount: \$146.47\*\*\*\*\*

PAY \*\*\*\*\* ONE HUNDRED FORTY SIX AND 47/100 DOLLARS

TO THE ORDER OF: Granite Telecommunications  
 Client ID #311  
 P.O. Box 983119  
 Boston, MA 02298-3119

*Susan Stuebinger*

⑈000974⑈ ⑆081018888⑆ 50108950⑈

Check 974 Date: 09/27 Amount: \$146.47

**General Ledger**

September 2019

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
<b>Cash - Operating Account</b>					<b>1101-0000</b>				
13300								<b>200,015.54</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/03/19	R-172223	100112	Great-West Life & Annuity	1,518.67		201,534.21	
13300	09/19	09/03/19	R-172223	100112	Great-West Life & Annuity	64.00		201,598.21	
13300	09/19	09/03/19	R-172222	30531	Hoffman & Gelfman	2,710.00		204,308.21	
13300	09/19	09/05/19	R-172224	4703	Starkloff Disability Institute	6,022.25		210,330.46	
13300	09/19	09/06/19	K-141711	957	AMEREN MISSOURI		8,332.51	201,997.95	7/28-8/26/19
13300	09/19	09/06/19	K-141712	958	FROST ELECTRIC		233.21	201,764.74	LIGHTS
13300	09/19	09/06/19	K-141713	959	GREGORY F.X. DALY		708.73	201,056.01	4/17-8/12/19 WATER
13300	09/19	09/06/19	K-141714	960	GROWING GREEN INC.		212.03	200,843.98	9/19 EXTERIOR PLANT SERVICE
13300	09/19	09/06/19	K-141715	961	HARRIS PEST		65.00	200,778.98	8/19 PEST CONTROL
13300	09/19	09/06/19	K-141716	962	MIDWEST ELEVATOR		635.60	200,143.38	9/19 ELEVATOR MAINT
13300	09/19	09/06/19	K-141717	963	ST. LOUIS MAT & LINEN		110.00	200,033.38	8/19 MATS
13300	09/19	09/06/19	K-141718	964	TOTAL LOCK &		295.54	199,737.84	FRONT DOOR REPAIR
13300	09/19	09/11/19	R-172398	6584	1215 Pine LLC (t0003177)	10,203.70		209,941.54	
13300	09/19	09/11/19	R-172398	6584	1215 Pine LLC (t0003177)	347.00		210,288.54	
13300	09/19	09/12/19	K-141840	965	ASPEN WASTE		298.20	209,990.34	9/19 TRASH/RECYCLING
13300	09/19	09/12/19	K-141841	966	BUILDING STARS, INC.		3,096.77	206,893.57	9/19 JANITORIAL SERVICE
13300	09/19	09/12/19	K-141842	967	INTEGRATED FACILITY		188.67	206,704.90	9/19 EMS MONITORING
13300	09/19	09/12/19	K-141843	968	GERSHMAN		495.00	206,209.90	8/18-8/31/19 MAINT
13300	09/19	09/18/19	R-172526	ach091	Cannon Cochran	11,700.00		217,909.90	
13300	09/19	09/18/19	R-172526	ach091	Cannon Cochran	557.00		218,466.90	
13300	09/19	09/19/19	K-142077	969	INTEGRATED FACILITY		2,215.40	216,251.50	8/19 RPLC 2 BLOWER MOTORS & RPF
13300	09/19	09/19/19	K-142078	970	JOHNSON CONTROLS		787.38	215,464.12	10/1/19-9/30/20 ANNUAL FIRE HOSE TI
13300	09/19	09/19/19	K-142079	971	METROPOLITAN ST.		117.15	215,346.97	7/31-8/31/19
13300	09/19	09/19/19	K-142080	972	GERSHMAN		275.00	215,071.97	9/1-9/14/19 MAINT
13300	09/19	09/19/19	K-142080	972	GERSHMAN		1,656.13	213,415.84	9/19 MGMNT FEE
13300	09/19	09/19/19	K-142081	973	WOODARD CLEANING &		217.83	213,198.01	9/19 COMMON AREA CARPET CLEANI
13300	09/19	09/20/19	K-142139	974	Granite		46.99	213,151.02	09/01-09/30/19 Elevator 314-588-0382
13300	09/19	09/20/19	K-142139	974	Granite		52.49	213,098.53	09/01-09/30/19 Elevator 314-588-1027
13300	09/19	09/20/19	K-142139	974	Granite		46.99	213,051.54	09/01-09/30/19 Elevator 314-588-2108
13300	09/19	09/26/19	K-142373	975	GRAINGER PARTS		18.71	213,032.83	HEAVY-DUTY LUBRICANT
13300	09/19	09/26/19	K-142373	975	GRAINGER PARTS		532.97	212,499.86	V-BELT
13300	09/19	09/26/19	K-142374	976	HARRIS PEST		65.00	212,434.86	9/19 PEST CONTROL
					<b>NetChange=12,419.32</b>			<b>212,434.86</b>	<b>== Ending Balance ==</b>
<b>Due to/from Related Property</b>					<b>1250-0000</b>				
13300								<b>231,472.00</b>	<b>== Beginning Balance ==</b>
					<b>NetChange=0.00</b>			<b>231,472.00</b>	<b>== Ending Balance ==</b>
<b>Building Improvements</b>					<b>1720-0000</b>				
13300								<b>323,437.87</b>	<b>== Beginning Balance ==</b>
					<b>NetChange=0.00</b>			<b>323,437.87</b>	<b>== Ending Balance ==</b>
<b>Tenant Improvements</b>					<b>1740-0000</b>				
13300								<b>163,824.17</b>	<b>== Beginning Balance ==</b>
					<b>NetChange=0.00</b>			<b>163,824.17</b>	<b>== Ending Balance ==</b>
<b>Leasing Commissions</b>					<b>1810-0000</b>				

**General Ledger**

September 2019

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
<b>Leasing Commissions</b>					<b>1810-0000</b>				
13300								81,389.41	== Beginning Balance ==
								NetChange=0.00	81,389.41 == Ending Balance ==
<b>Tenant Improvement Liability</b>					<b>2185-0000</b>				
13300								897.00	== Beginning Balance ==
								NetChange=0.00	897.00 == Ending Balance ==
<b>Tenant Security Deposits</b>					<b>2210-0000</b>				
13300								-14,009.34	== Beginning Balance ==
								NetChange=0.00	-14,009.34 == Ending Balance ==
<b>Owner Contributions</b>					<b>3010-0000</b>				
13300								5,895.12	== Beginning Balance ==
								NetChange=0.00	5,895.12 == Ending Balance ==
<b>Owner Distributions</b>					<b>3020-0000</b>				
13300								773,187.67	== Beginning Balance ==
								NetChange=0.00	773,187.67 == Ending Balance ==
<b>Partner / Member Equity</b>					<b>3040-0000</b>				
13300								580,000.00	== Beginning Balance ==
								NetChange=0.00	580,000.00 == Ending Balance ==
<b>Retained Earnings (Prior Years)</b>					<b>3085-0000</b>				
13300								-2,318,739.01	== Beginning Balance ==
								NetChange=0.00	-2,318,739.01 == Ending Balance ==
<b>Base Rent</b>					<b>4010-0000</b>				
13300								-63,698.24	== Beginning Balance ==
13300	09/19	09/03/19	R-172223	100112	Great-West Life & Annuity		1,518.67	-65,216.91	
13300	09/19	09/03/19	R-172222	30531	Hoffman & Gelfman		2,710.00	-67,926.91	
13300	09/19	09/05/19	R-172224	4703	Sterkloff Disability Institute		6,022.25	-73,949.16	
13300	09/19	09/11/19	R-172398	6584	1215 Pine LLC (I0003177)		10,203.70	-84,152.86	
13300	09/19	09/18/19	R-172526	ach091	Cannon Cochran		11,700.00	-95,852.86	
								NetChange=-32,154.82	-95,852.86 == Ending Balance ==
<b>CAM Income</b>					<b>4210-0000</b>				
13300								-1,938.00	== Beginning Balance ==
13300	09/19	09/03/19	R-172223	100112	Great-West Life & Annuity		64.00	-2,000.00	
13300	09/19	09/11/19	R-172398	6584	1215 Pine LLC (I0003177)		347.00	-2,347.00	
13300	09/19	09/18/19	R-172526	ach091	Cannon Cochran		557.00	-2,904.00	
								NetChange=-988.00	-2,904.00 == Ending Balance ==

**General Ledger**

September 2019

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
<b>Cleaning Contract - Interior</b>					<b>5110-0000</b>				
13300								<b>6,193.54</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/12/19	K-141841	966	BUILDING STARS, INC.	3,096.77		9,290.31	9/19 JANITORIAL SERVICE
					<b>NetChange=3,096.77</b>			<b>9,290.31</b>	<b>== Ending Balance ==</b>
<b>Cleaning Supplies</b>					<b>5120-0000</b>				
13300								<b>951.39</b>	<b>== Beginning Balance ==</b>
					<b>NetChange=0.00</b>			<b>951.39</b>	<b>== Ending Balance ==</b>
<b>Additional Cleaning</b>					<b>5130-0000</b>				
13300								<b>418.00</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/06/19	K-141717	963	ST. LOUIS MAT & LINEN	110.00		528.00	8/19 MATS
13300	09/19	09/19/19	K-142081	973	WOODARD CLEANING &	217.83		745.83	9/19 COMMON AREA CARPET CLEANI
					<b>NetChange=327.83</b>			<b>745.83</b>	<b>== Ending Balance ==</b>
<b>Trash Removal</b>					<b>5150-0000</b>				
13300								<b>727.81</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/12/19	K-141840	965	ASPEN WASTE	298.20		1,026.01	9/19 TRASH/RECYCLING
					<b>NetChange=298.20</b>			<b>1,026.01</b>	<b>== Ending Balance ==</b>
<b>Maintenance Services</b>					<b>5205-0000</b>				
13300								<b>1,512.50</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/12/19	K-141843	968	GERSHMAN	495.00		2,007.50	8/18-8/31/19 MAINT
13300	09/19	09/19/19	K-142080	972	GERSHMAN	275.00		2,282.50	9/1-9/14/19 MAINT
					<b>NetChange=770.00</b>			<b>2,282.50</b>	<b>== Ending Balance ==</b>
<b>Electrical - Light Bulbs</b>					<b>5212-0000</b>				
13300								<b>1,001.93</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/06/19	K-141712	958	FROST ELECTRIC	233.21		1,235.14	LIGHTS
					<b>NetChange=233.21</b>			<b>1,235.14</b>	<b>== Ending Balance ==</b>
<b>Elevator Contract</b>					<b>5215-0000</b>				
13300								<b>1,536.24</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/06/19	K-141716	962	MIDWEST ELEVATOR	635.60		2,171.84	9/19 ELEVATOR MAINT
					<b>NetChange=635.60</b>			<b>2,171.84</b>	<b>== Ending Balance ==</b>
<b>Elevator Repairs &amp; Maintenance</b>					<b>5216-0000</b>				
13300								<b>330.00</b>	<b>== Beginning Balance ==</b>
					<b>NetChange=0.00</b>			<b>330.00</b>	<b>== Ending Balance ==</b>
<b>Exterminating/Pest Control</b>					<b>5230-0000</b>				
13300								<b>65.00</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/06/19	K-141715	961	HARRIS PEST	65.00		130.00	8/19 PEST CONTROL



**General Ledger**

September 2019

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
<b>Exterminating/Pest Control</b>					<b>5230-0000</b>				
13300	09/19	09/26/19	K-142374	976	HARRIS PEST	65.00		195.00	9/19 PEST CONTROL
								<b>195.00</b>	<b>== Ending Balance ==</b>
<b>HVAC Contract</b>					<b>5240-0000</b>				
13300								<b>377.34</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/12/19	K-141842	967	INTEGRATED FACILITY	188.67		566.01	9/19 EMS MONITORING
								<b>566.01</b>	<b>== Ending Balance ==</b>
<b>HVAC Repairs &amp; Maintenance</b>					<b>5241-0000</b>				
13300								<b>0.00</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/19/19	K-142077	969	INTEGRATED FACILITY	2,215.40		2,215.40	8/19 RPLC 2 BLOWER MOTORS & RPF
								<b>2,215.40</b>	<b>== Ending Balance ==</b>
<b>HVAC Supplies</b>					<b>5242-0000</b>				
13300								<b>175.57</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/26/19	K-142373	975	GRAINGER PARTS	532.97		708.54	V-BELT
13300	09/19	09/26/19	K-142373	975	GRAINGER PARTS	18.71		727.25	HEAVY-DUTY LUBRICANT
								<b>727.25</b>	<b>== Ending Balance ==</b>
<b>Interior Plant Maintenance</b>					<b>5245-0000</b>				
13300								<b>865.06</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/06/19	K-141714	960	GROWING GREEN INC.	212.03		1,077.09	9/19 EXTERIOR PLANT SERVICE
								<b>1,077.09</b>	<b>== Ending Balance ==</b>
<b>Miscellaneous Repairs &amp; Maint.</b>					<b>5299-0000</b>				
13300								<b>1,510.00</b>	<b>== Beginning Balance ==</b>
								<b>1,510.00</b>	<b>== Ending Balance ==</b>
<b>Life Safety</b>					<b>5410-0000</b>				
13300								<b>480.65</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/06/19	K-141718	964	TOTAL LOCK &	295.54		756.19	FRONT DOOR REPAIR
13300	09/19	09/19/19	K-142078	970	JOHNSON CONTROLS	787.38		1,543.57	10/1/19-9/30/20 ANNUAL FIRE HOSE TI
								<b>1,543.57</b>	<b>== Ending Balance ==</b>
<b>Security/Fire Telephone</b>					<b>5430-0000</b>				
13300								<b>283.65</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/20/19	K-142139	974	Granite	46.99		330.54	09/01-09/30/19 Elevator 314-588-0382
13300	09/19	09/20/19	K-142139	974	Granite	52.49		383.03	09/01-09/30/19 Elevator 314-588-1027
13300	09/19	09/20/19	K-142139	974	Granite	46.99		430.02	09/01-09/30/19 Elevator 314-588-2108
								<b>430.02</b>	<b>== Ending Balance ==</b>
<b>Electricity</b>					<b>5510-0000</b>				
13300								<b>18,456.83</b>	<b>== Beginning Balance ==</b>

**General Ledger**

September 2019

Books = Cash

Property	Post Month	Tran Date	Ctrl	Refer	Payee/Description	Debit	Credit	Balance	Notes/Remarks
<b>Electricity</b>					<b>5510-0000</b>				
13300	09/19	09/06/19	K-141711	957	AMEREN MISSOURI	8,332.51		24,789.44	7/28-8/26/19
					<b>NetChange=8,332.51</b>			<b>24,789.44</b>	<b>== Ending Balance ==</b>
<b>Water</b>					<b>5530-0000</b>				
13300								<b>0.00</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/06/19	K-141713	959	GREGORY F.X. DALY	708.73		708.73	4/17-8/12/19 WATER
					<b>NetChange=708.73</b>			<b>708.73</b>	<b>== Ending Balance ==</b>
<b>Sewer</b>					<b>5540-0000</b>				
13300								<b>313.58</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/19/19	K-142079	971	METROPOLITAN ST.	117.15		430.73	7/31-8/31/19
					<b>NetChange=117.15</b>			<b>430.73</b>	<b>== Ending Balance ==</b>
<b>Management Fees</b>					<b>5620-0000</b>				
13300								<b>3,281.72</b>	<b>== Beginning Balance ==</b>
13300	09/19	09/19/19	K-142080	972	GERSHMAN	1,656.13		4,937.85	9/19 MGMNT FEE
					<b>NetChange=1,656.13</b>			<b>4,937.85</b>	<b>== Ending Balance ==</b>
<b>Bank Fees</b>					<b>6630-0000</b>				
13300								<b>3.00</b>	<b>== Beginning Balance ==</b>
					<b>NetChange=0.00</b>			<b>3.00</b>	<b>== Ending Balance ==</b>
						<b>53,825.92</b>	<b>53,825.92</b>		

# Receipts by Tenant

Property: 133 S. Eleventh St. (13300)

For Period(s): 09/2019

Unit	Status	Tran #	Date	Month	Account	Amount	Remarks
<b>1215 Pine LLC (t0003177)</b>							
350	Current	R-172398	09/11/2019	09/2019	40100000	10,203.70	
350	Current	R-172398	09/11/2019	09/2019	42100000	347.00	
<b>Total 1215 Pine LLC(t0003177)</b>						<b>10,550.70</b>	
<b>Cannon Cochran Management Services, Inc. (t0003178)</b>							
430	Current	R-172526	09/18/2019	09/2019	40100000	11,700.00	
430	Current	R-172526	09/18/2019	09/2019	42100000	557.00	
<b>Total Cannon Cochran Management Services, Inc.(t0003178)</b>						<b>12,257.00</b>	
<b>Great-West Life &amp; Annuity Insurance Company (t0003174)</b>							
230	Current	R-172223	09/03/2019	09/2019	40100000	1,518.67	
230	Current	R-172223	09/03/2019	09/2019	42100000	64.00	
<b>Total Great-West Life &amp; Annuity Insurance Company(t0003174)</b>						<b>1,582.67</b>	
<b>Hoffman &amp; Gelfman Attorneys, P.C. (t0003176)</b>							
310	Current	R-172222	09/03/2019	09/2019	40100000	2,710.00	
<b>Total Hoffman &amp; Gelfman Attorneys, P.C.(t0003176)</b>						<b>2,710.00</b>	
<b>Starkloff Disability Institute (t0003179)</b>							
500	Current	R-172224	09/05/2019	09/2019	40100000	6,022.25	
<b>Total Starkloff Disability Institute(t0003179)</b>						<b>6,022.25</b>	
<b>Grand Total</b>						<b>33,122.62</b>	

5%

<b>13300</b>	<b>5620-0000</b>	<b>1,656.13</b>
	<b>September 2019 Management Fees</b>	
<b>Pay:</b>	<b>Gershman Commerical Real Estate</b>	<b>sgicorp</b>