



BEXLEY SQUARE

2210 East Main Street, Bexley, OH 43209

FEBRUARY 2025 / PROPERTY MANAGEMENT REPORT

AARON GILBERT

614.674.6940

agilbert@gilbertgrouprealestate.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Cash Flow Statement

Period = Feb 2025

Book = Cash ; Tree = ysi_cf

		Period to Date	%	Year to Date	%
4000-0000	INCOME				
4100-0000	RENT INCOME				
4500-0000	Rent	28,728.32	75.00	53,208.62	75.38
4990-0000	NET RENT INCOME	28,728.32	75.00	53,208.62	75.38
5100-0000	EXPENSE REIMBURSEMENT				
5320-0000	Estimated Property Insurance	10.59	0.03	21.18	0.03
5350-0000	Estimated Real Estate Tax	5,243.36	13.69	9,510.80	13.47
5470-0000	Estimated CAM Charges	4,323.00	11.29	7,845.95	11.12
5490-0000	TOTAL REIMBURSEMENT	9,576.95	25.00	17,377.93	24.62
5990-0000	TOTAL INCOME	38,305.27	100.00	70,586.55	100.00
6000-0000	EXPENSES				
6100-0000	DIRECT EXPENSES				
6240-0000	HVAC - NON CAM	0.00	0.00	1,980.00	2.81
6290-0000	Roof Repairs - CAM	0.00	0.00	808.00	1.14
6300-0000	Management - CAM	2,115.23	5.52	3,928.44	5.57
6320-0000	Insurance CAM	-53.65	-0.14	-90.89	-0.13
6330-0000	Porter Service CAM	280.33	0.73	560.66	0.79
6350-0000	Real Estate Tax CAM	0.00	0.00	40,005.11	56.68
6360-0000	Fire Safety - CAM	228.69	0.60	468.38	0.66
6400-0000	Lighting Expense CAM	277.50	0.72	277.50	0.39
6410-0000	Electricity - CAM	860.31	2.25	1,485.27	2.10
6520-0000	Bank Fees - Monthly	15.00	0.04	30.00	0.04
6990-0000	TOTAL DIRECT EXPENSES	3,723.41	9.72	49,452.47	70.06
8990-0000	TOTAL EXPENSES	3,723.41	9.72	49,452.47	70.06
9090-0000	NET INCOME	34,581.86	90.28	21,134.08	29.94
	ADJUSTMENTS				
3400-0000	Owner Draw	-5,000.00	-13.05	-25,000.00	-35.42
	TOTAL ADJUSTMENTS	-5,000.00	-13.05	-25,000.00	-35.42
	CASH FLOW	29,581.86	77.23	-3,865.92	-5.48
	Period to Date	Beginning Balance	Ending Balance	Difference	
1117-0000	First Financial Bank	183,318.77	216,846.38	33,527.61	
1135-0000	Earnest Money Deposit	25,000.00	25,000.00	0.00	
	Total Cash	208,318.77	241,846.38	33,527.61	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1117-0000	First Financial Bank	212,820.80	216,846.38	4,025.58	
1135-0000	Earnest Money Deposit	25,000.00	25,000.00	0.00	
	Total Cash	237,820.80	241,846.38	4,025.58	

Owner Statement

Bexley Community Improvement Corporation

Prepared For:

Prepared By:

Bexley Community Improvement Corporation

The Gilbert Group, Inc Real Estate

Date	Reference	Payee / Payer	Remark	Income	Expense	Balance
Beginning Balance						183,318.77
2/11/2025	2234	BEXLEY URGENT CARE INC	Feb Rent	9,534.87	0.00	192,853.64
2/11/2025	403	Pilates Studio	Feb rent and prepayment	5,745.98	0.00	198,599.62
2/11/2025	873932915	Shiney Five Star	Jan Rent	3,020.20	0.00	201,619.82
2/14/2025	304	Riverside	Jan light audit	0.00	65.00	201,554.82
2/14/2025	304	Riverside	Repairs per Nov light audit	0.00	212.50	201,342.32
2/19/2025	1/27 ACH	Brassica Bexley LLC	Feb Rent	9,631.54	0.00	210,973.86
2/19/2025	2/3 ACH	BUCKEYE 22 FITNESS LLC	Prepayment	11,351.88	0.00	222,325.74
2/24/2025	306	American Electric Power	1/4-2/3 Electric HSE	0.00	611.67	221,714.07
2/24/2025	307	AT & T	2/1-2/28 Service	0.00	228.69	221,485.38
2/25/2025		1	AEP online payments, owner distribution, bank fees	0.00	5,263.64	216,221.74
2/25/2025	305	FIX INC.	PORTER	0.00	280.33	215,941.41
2/26/2025	876961226	Shiney Five Star	Feb Rent	3,020.20	0.00	218,961.61
2/28/2025	308	The Gilbert Group, Inc Real Estate	February 2025 Management Fee	0.00	2,115.23	216,846.38
Ending Balance				42,304.67	8,777.06	216,846.38

Cash Flow (12 months)

Period = Mar 2024-Feb 2025

Book = Cash ; Tree = ysl_cf

		Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Total
4000-0000	INCOME													
4100-0000	RENT INCOME													
4500-0000	Rent	17,552.50	31,188.10	28,728.32	24,480.30	28,728.32	26,604.31	26,604.31	30,852.33	26,604.31	26,604.31	24,480.30	28,728.32	321,155.73
4990-0000	NET RENT INCOME	17,552.50	31,188.10	28,728.32	24,480.30	28,728.32	26,604.31	26,604.31	30,852.33	26,604.31	26,604.31	24,480.30	28,728.32	321,155.73
5100-0000	EXPENSE REIMBURSEMENT													
5320-0000	Estimated Property Insurance	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	10.59	127.08
5350-0000	Estimated Real Estate Tax	2,788.16	5,746.72	5,083.91	4,267.44	5,155.43	4,755.40	7,643.13	4,755.40	4,755.40	4,755.40	4,267.44	5,243.36	59,217.19
5470-0000	Estimated CAM Charges	2,301.74	4,744.16	3,522.95	3,522.95	3,826.21	3,807.51	6,618.43	7,493.42	3,925.78	3,730.71	3,522.95	4,323.00	51,339.81
5480-0000	Triple Net Reconciliation	0.00	0.00	2,768.04	9,129.30	3,765.98	0.00	0.00	0.01	0.00	0.00	0.00	0.00	15,663.33
5490-0000	TOTAL REIMBURSEMENT	5,100.49	10,501.47	11,385.49	16,930.28	12,758.21	8,573.50	14,272.15	12,259.42	8,691.77	8,496.70	7,800.98	9,576.95	126,347.41
5990-0000	TOTAL INCOME	22,652.99	41,689.57	40,113.81	41,410.58	41,486.53	35,177.81	40,876.46	43,111.75	35,296.08	35,101.01	32,281.28	38,305.27	447,503.14
6000-0000	EXPENSES													
6100-0000	DIRECT EXPENSES													
6200-0000	Maintenance - CAM	0.00	486.00	0.00	0.00	0.00	0.00	0.00	0.00	661.95	0.00	0.00	0.00	1,147.95
6215-0000	Repair - Non CAM	621.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	621.00
6240-0000	HVAC - NON CAM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,980.00	0.00	1,980.00
6290-0000	Roof Repairs - CAM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	808.00	0.00	808.00
6300-0000	Management - CAM	953.35	2,263.78	2,005.69	2,070.53	2,074.33	1,758.89	2,243.25	2,355.01	2,105.21	1,813.21	1,813.21	2,115.23	23,571.69
6320-0000	Insurance CAM	-20.66	-53.82	-53.65	-37.24	-59.12	-42.71	-42.71	-42.71	-42.71	-37.24	-37.24	-53.65	-523.46
6330-0000	Porter Service CAM	280.33	280.33	280.33	280.33	280.33	280.33	280.33	280.33	280.33	280.33	280.33	280.33	3,363.96
6350-0000	Real Estate Tax CAM	0.00	0.00	0.00	37,262.64	0.00	0.00	0.00	0.00	0.00	0.00	40,005.11	0.00	77,267.75
6360-0000	Fire Safety - CAM	1,002.39	6,918.70	3,111.95	6,437.70	222.70	221.25	221.96	233.54	228.39	228.39	239.69	228.69	19,295.35
6400-0000	Lighting Expense CAM	70.00	35.00	0.00	35.00	105.00	460.00	35.00	35.00	616.00	1,123.00	0.00	277.50	2,791.50
6410-0000	Electricity - CAM	0.00	3,198.45	914.00	251.56	231.33	236.66	249.47	269.45	242.73	279.40	624.96	860.31	7,358.32
6425-0000	Gas - Non CAM	0.00	0.00	0.00	0.00	49.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.18
6430-0000	Water & Sewer - CAM	1,526.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,526.17
6470-0000	Asphalt - CAM	0.00	0.00	0.00	0.00	0.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00
6510-0000	Plumbing - CAM	405.00	237.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	642.64
6520-0000	Bank Fees - Monthly	15.00	15.00	15.00	15.00	15.00	45.00	30.00	0.00	15.00	15.00	15.00	15.00	210.00
6990-0000	TOTAL DIRECT EXPENSES	4,852.58	13,381.08	6,273.32	46,315.52	2,918.75	4,059.42	3,017.30	3,130.62	4,106.90	3,702.09	45,729.06	3,723.41	141,210.05
8500-0000	DEBT EXPENSE													
8541-0100	City of Bexley	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	90,000.00	10,000.00	0.00	0.00	0.00	110,000.00
8590-0000	TOTAL DEBT SERVICE	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00	90,000.00	10,000.00	0.00	0.00	0.00	110,000.00

RETAIL PROPERTY / FOR LEASE
BEXLEY SQUARE / 2210 EAST MAIN STREET, BEXLEY, OH 43209

Cash Flow (12 months)

Period = Mar 2024-Feb 2025

Book = Cash ; Tree = ysl_cf

	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Total
8990-0000TOTAL EXPENSES	4,852.58	13,381.08	6,273.32	56,315.52	2,918.75	4,059.42	3,017.30	93,130.62	14,106.90	3,702.09	45,729.06	3,723.41	251,210.05
9090-0000NET INCOME	17,800.41	28,308.49	33,840.49	-14,904.94	38,567.78	31,118.39	37,859.16	-50,018.87	21,189.18	31,398.92	-13,447.78	34,581.86	196,293.09
ADJUSTMENTS													
3400-0000Owner Draw	-125,000.00	0.00	0.00	0.00	0.00	0.00	-10,000.00	0.00	-45,000.00	-4,000.00	-20,000.00	-5,000.00	-209,000.00
TOTAL ADJUSTMENTS	-125,000.00	0.00	0.00	0.00	0.00	0.00	-10,000.00	0.00	-45,000.00	-4,000.00	-20,000.00	-5,000.00	-209,000.00
CASH FLOW	-107,199.59	28,308.49	33,840.49	-14,904.94	38,567.78	31,118.39	27,859.16	-50,018.87	-23,810.82	27,398.92	-33,447.78	29,581.86	-12,706.91
1117-0000First Financial Bank													
Beginning Balance	222,127.29	115,197.70	143,776.19	177,776.67	163,031.74	205,545.27	215,609.41	247,414.32	201,341.20	184,295.86	212,820.80	183,318.77	222,127.29
Ending Balance	115,197.70	143,776.19	177,776.67	163,031.74	205,545.27	215,609.41	247,414.32	201,341.20	184,295.86	212,820.80	183,318.77	216,846.38	216,846.38
Difference	-106,929.59	28,578.49	34,000.48	-14,744.93	42,513.53	10,064.14	31,804.91	-46,073.12	-17,045.34	28,524.94	-29,502.03	33,527.61	-5,280.91
1135-0000Earnest Money Deposit													
Beginning Balance	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	0.00
Ending Balance	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Difference	0.00	0.00	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00

RETAIL PROPERTY / FOR LEASE
BEXLEY SQUARE / 2210 EAST MAIN STREET, BEXLEY, OH 43209

Property: bcic From Date: 02/28/2025 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Annual Rec. Per Area	Annual Misc Per Area	Security Deposit	LOC Amount/ Bank Guarantee
bcic - Bexley Community Improvement Corporation,Bexley															
Current Leases															
bcic	2212	Brassica Bexley LLC	Office Net	2,469.00	06/01/2021	06/30/2027	73	8,008.00	3.24	96,096.00	38.92	7.89	0.00	14,560.00	0.00
bcic	2216	BEXLEY URGENT CARE INC	Office Net	4,132.00	06/01/2021	08/31/2026	63	6,817.80	1.65	81,813.60	19.80	7.89	0.00	0.00	0.00
bcic	2222	Shiney Five Star	Office Net	1,363.00	06/01/2021	12/31/2025	55	2,124.01	1.56	25,488.12	18.70	7.89	0.00	2,000.00	0.00
bcic	2224	BUCKEYE 22 FITNESS LLC	Office Net	2,679.00	06/01/2021	10/31/2026	65	5,804.50	2.17	69,654.00	26.00	7.89	0.00	4,688.25	0.00
bcic	2228	Pilates Studio	Office Net	2,640.00	06/01/2021	04/30/2026	59	3,850.00	1.46	46,200.00	17.50	7.89	0.00	3,410.00	0.00
bcic	2232	CITY OF BEXLEY	Office Net	8,097.00	06/01/2021	10/31/2025	53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Current				21,380.00				26,604.31	1.24	319,251.72	14.93	4.90	0.00	24,658.25	0.00
	Total Units	Total Area	Percentage	Monthly Rent	Annual Rent										
Occupied	6	21,380.00	100.00	26,604.31	319,251.72										
Vacant	0	0.00	0.00	0.00	0.00										
Total	6	21,380.00		26,604.31	319,251.72										

RETAIL PROPERTY / FOR LEASE
BEXLEY SQUARE / 2210 EAST MAIN STREET, BEXLEY, OH 43209

Aged Receivable

DB Caption: live 11/14/2017 Property: bcic Status: Current, Past, Future Age As Of: 02/28/2025 Post To: 02/2025 Summary By: Tenant [Showing Units]

Property	Unit	Customer	Lease	Name	Status	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre- Payments	Total Owed
bcic - Bexley Community Improvement Corporation												
bcic - Bexley Community Improvement Corporation	2212		brassica	Brassica Bexley LLC	Current	0.00	0.00	0.00	0.00	0.00	-0.01	-0.01
bcic - Bexley Community Improvement Corporation	2222		vipn	Shiney Five Star	Current	200.68	200.68	0.00	0.00	0.00	0.00	200.68
bcic - Bexley Community Improvement Corporation	2224		buck22	BUCKEYE 22 FITNESS LLC	Current	0.00	0.00	0.00	0.00	0.00	-30,286.00	-30,286.00
bcic - Bexley Community Improvement Corporation	2228		pilates	Pilates Studio	Current	0.00	0.00	0.00	0.00	0.00	-4,029.99	-4,029.99
bcic - Bexley Community Improvement Corporation	2232		citybexl	CITY OF BEXLEY	Current	0.00	0.00	0.00	0.00	0.00	-8,435.42	-8,435.42
bcic - Bexley Community Improvement Corporation						200.68	200.68	0.00	0.00	0.00	-42,751.42	-42,550.74
Grand Total						200.68	200.68	0.00	0.00	0.00	-42,751.42	-42,550.74

Userid : azeigler@gilbertgrouprealestate.com Date : 3/13/2025 Time : 4:39 PM

RETAIL PROPERTY / FOR LEASE
BEXLEY SQUARE / 2210 EAST MAIN STREET, BEXLEY, OH 43209

Budget Comparison

Period = Feb 2025

Book = Cash ; Tree = ysi_bf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-0000	INCOME									
4100-0000	RENT INCOME									
4500-0000	Rent	28,728.32	26,604.31	2,124.01	7.98	53,208.62	53,208.62	0.00	0.00	319,251.72
4990-0000	NET RENT INCOME	28,728.32	26,604.31	2,124.01	7.98	53,208.62	53,208.62	0.00	0.00	319,251.72
5100-0000	EXPENSE REIMBURSEMENT									
5320-0000	Estimated Property Insurance	10.59	53.30	-42.71	-80.13	21.18	106.60	-85.42	-80.13	639.60
5350-0000	Estimated Real Estate Tax	5,243.36	4,755.40	487.96	10.26	9,510.80	9,510.80	0.00	0.00	57,064.80
5470-0000	Estimated CAM Charges	4,323.00	3,925.78	397.22	10.12	7,845.95	7,851.56	-5.61	-0.07	47,109.36
5480-0000	Triple Net Reconciliation	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	12,000.00
5490-0000	TOTAL REIMBURSEMENT	9,576.95	8,734.48	842.47	9.65	17,377.93	17,468.96	-91.03	-0.52	116,813.76
5990-0000	TOTAL INCOME	38,305.27	35,338.79	2,966.48	8.39	70,586.55	70,677.58	-91.03	-0.13	436,065.48
6000-0000	EXPENSES									
6100-0000	DIRECT EXPENSES									
6200-0000	Maintenance - CAM	0.00	175.00	175.00	100.00	0.00	350.00	350.00	100.00	2,100.00
6215-0000	Repair - Non CAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	700.00
6230-0000	Painting - CAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
6240-0000	HVAC - NON CAM	0.00	0.00	0.00	N/A	1,980.00	0.00	-1,980.00	N/A	0.00
6290-0000	Roof Repairs - CAM	0.00	0.00	0.00	N/A	808.00	0.00	-808.00	N/A	500.00
6300-0000	Management - CAM	2,115.23	1,816.94	-298.29	-16.42	3,928.44	3,633.88	-294.56	-8.11	21,803.30
6320-0000	Insurance CAM	-53.65	0.00	53.65	N/A	-90.89	0.00	90.89	N/A	0.00
6330-0000	Porter Service CAM	280.33	292.00	11.67	4.00	560.66	584.00	23.34	4.00	3,504.00
6350-0000	Real Estate Tax CAM	0.00	0.00	0.00	N/A	40,005.11	40,005.11	0.00	0.00	80,010.22
6360-0000	Fire Safety - CAM	228.69	210.00	-18.69	-8.90	468.38	420.00	-48.38	-11.52	2,520.00
6400-0000	Lighting Expense CAM	277.50	0.00	-277.50	N/A	277.50	65.00	-212.50	-326.92	9,390.00
6410-0000	Electricity - CAM	860.31	641.67	-218.64	-34.07	1,485.27	1,283.34	-201.93	-15.73	7,700.00
6470-0000	Asphalt - CAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,100.00
6500-0000	Trash - CAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,600.00
6510-0000	Plumbing - CAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
6520-0000	Bank Fees - Monthly	15.00	15.00	0.00	0.00	30.00	30.00	0.00	0.00	180.00
6990-0000	TOTAL DIRECT EXPENSES	3,723.41	3,150.61	-572.80	-18.18	49,452.47	46,371.33	-3,081.14	-6.64	133,207.52
8500-0000	DEBT EXPENSE									
8541-0100	City of Bexley	0.00	10,000.00	10,000.00	100.00	0.00	20,000.00	20,000.00	100.00	120,000.00
8590-0000	TOTAL DEBT SERVICE	0.00	10,000.00	10,000.00	100.00	0.00	20,000.00	20,000.00	100.00	120,000.00

Thursday, March 13, 2025

04:35 PM

RETAIL PROPERTY / FOR LEASE

BEXLEY SQUARE / 2210 EAST MAIN STREET, BEXLEY, OH 43209

Budget Comparison

Period = Feb 2025

Book = Cash ; Tree = ysi_bf

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8990-0000	TOTAL EXPENSES	3,723.41	13,150.61	9,427.20	71.69	49,452.47	66,371.33	16,918.86	25.49	253,207.52
9090-0000	NET INCOME	34,581.86	22,188.18	12,393.68	55.86	21,134.08	4,306.25	16,827.83	390.78	182,857.96
1000-0000	ASSETS									
1100-0000	CASH									
1117-0000	First Financial Bank	-33,527.61	0.00	-33,527.61	N/A	-4,025.58	0.00	-4,025.58	N/A	0.00
1190-0000	TOTAL CASH	-33,527.61	0.00	-33,527.61	N/A	-4,025.58	0.00	-4,025.58	N/A	0.00
1990-0000	TOTAL ASSETS	-33,527.61	0.00	-33,527.61	N/A	-4,025.58	0.00	-4,025.58	N/A	0.00
2000-0000	LIABILITIES & CAPITAL									
2100-0000	LIABILITIES									
2210-0000	Prepaid Rent	3,945.75	0.00	3,945.75	N/A	7,891.50	0.00	7,891.50	N/A	0.00
2990-0000	TOTAL LIABILITIES	3,945.75	0.00	3,945.75	N/A	7,891.50	0.00	7,891.50	N/A	0.00
3000-0000	CAPITAL									
3400-0000	Owner Draw	-5,000.00	0.00	-5,000.00	N/A	-25,000.00	0.00	-25,000.00	N/A	0.00
3800-0000	Retained Earnings	34,581.86	0.00	34,581.86	N/A	-107,679.50	0.00	-107,679.50	N/A	0.00
3810-0000	Prior Years Retained Earnings	0.00	0.00	0.00	N/A	128,813.58	0.00	128,813.58	N/A	0.00
3890-0000	TOTAL CAPITAL	29,581.86	0.00	29,581.86	N/A	-3,865.92	0.00	-3,865.92	N/A	0.00
3990-0000	TOTAL LIABILITIES & CAPITAL	33,527.61	0.00	33,527.61	N/A	4,025.58	0.00	4,025.58	N/A	0.00
	CASH FLOW	34,581.86	22,188.18	12,393.68	55.86	21,134.08	4,306.25	16,827.83	390.78	182,857.96

RETAIL PROPERTY / FOR LEASE
BEXLEY SQUARE / 2210 EAST MAIN STREET, BEXLEY, OH 43209

Bexley Community Improvement

3/12/2025

Bank Reconciliation Report**2/28/2025****5314149005****Posted by: az123 on 3/12/2025****Balance Per Bank Statement as of 2/28/2025****234,075.31****Outstanding Checks**

Check Date	Check Number	Payee	Amount
6/25/2021	102	newmark - Newmark Knight Frank	10.40
7/16/2021	109	aep - American Electric Power	521.26
3/18/2024	236	gensys - Genesis Building Systems LTD	405.00
2/24/2025	306	aep - American Electric Power	611.67
2/24/2025	307	atandt - AT & T	228.69
2/28/2025	308	gilgroup - The Gilbert Group, Inc Real Estate	2,115.23
Less:	Outstanding Checks		3,892.25

Other Items

Date	Notes	Amount
1/6/2022	Snow removal and salt BCIC/ city of Bexl	-108.00
2/14/2022	Monthly porter	-75.00
6/30/2022	Roof Leak Invoice Division 7	-826.00
Plus/Minus:	Other Items	-1,009.00
	Reconciled Bank Balance	229,174.06

Balance per GL as of 2/28/2025**216,846.38****Book Reconciling Items**

Date	Notes	Amount
6/30/2021	Frost Brown Todd	-4,495.50
7/31/2021	teller ck 1126	-175.00
11/30/2021	deposit posted outside of month	8,616.92
3/8/2022	94.00 paid out of wrong account	-94.00
6/30/2022	jib	25.38
6/30/2022	cleared in wrong month	-1,171.66
1/4/2024	Dep \$10 off	-10.00
2/27/2025	March rent ACH 2/27	9,631.54
Plus/Minus:	Book Reconciling Items	12,327.68
	Reconciled Balance Per G/L	229,174.06

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)**0.00**

Bexley Community Improvement

3/12/2025

Bank Reconciliation Report**2/28/2025****5314149005****Posted by: az123 on 3/12/2025****Cleared Items:****Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
1/28/2025	302	division7 - Division 7 Roofing	808.00	2/28/2025
2/14/2025	304	river - Riverside	277.50	2/28/2025
2/25/2025	305	fix - FIX INC.	280.33	2/28/2025
Total Cleared Checks			1,365.83	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
2/11/2025	197		18,301.05	2/28/2025
2/19/2025	198		20,983.42	2/28/2025
2/26/2025	199		3,020.20	2/28/2025
Total Cleared Deposits			42,304.67	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/25/2025	JE 16270	AEP online payments, owner distribution, bank fees	-5,263.64	2/28/2025
Total Cleared Other Items			-5,263.64	

Cleared Book Reconciling Items

Date	Tran #	Notes	Amount	Date Cleared
1/27/2025	Feb Rent	Brassica Feb rent ACH 1/27	9,631.54	2/28/2025
Total Cleared Book Reconciling Items			9,631.54	

first[®] first financial bank

225 Pictoria Drive Suite 120 | Cincinnati, OH 45246 | bankatfirst.com

Put your home equity to work! Whether you're a DIY-er or want to hire a professional, you can use your equity to finish your big projects. Check out our special HELOC promotion at bankatfirst.com.

All loans subject to credit review and approval.

*****EXCLUDE-E

Bexley Community Improvement Corporation
2831 E Main St
Bexley OH 43209-2587

February 28, 2025
Account Number
*****9005

SUMMARY OF ACCOUNT(S)

ACCOUNT NUMBER	ACCOUNT TITLE	CURRENT BALANCE
*****9005	Business Checking	\$234,075.31

Checking Account

Business Checking		Items Enclosed	5
Account Number	*****9005	Statement Dates	2/03/25 - 3/02/25
Previous Balance	\$198,400.11	Days in this cycle	28
4 Deposit(s)	\$42,304.67	Average Daily Balance	\$218,261.46
8 Withdrawal(s)	\$6,629.47	Average Collected Balance	\$215,539.16
Service Charge	\$0.00		
Interest Deposited	\$0.00		
Ending Balance	\$234,075.31		

Deposits and Additions

Date	Description	Amount
Feb 03	Wire Transfer Credit KSA16 LLC 20088 CENTER RIDGE RD STE 200 ROCKY RIVER OH 44116-3555 US ORANGETHEORY FITNESS - FEBRUAR 5 RENT 20250203MMQFMP2M012663 20250203QMGFNP75000493 02030808FT01	\$11,351.88
Feb 14	Deposit	\$18,301.05
Feb 27	BRASSICA LLC ACH Paymen BCICBEXLEY	\$9,631.54
Feb 27	Deposit	\$3,020.20

Withdrawals and Deductions

Date	Description	Amount
Feb 03	Wire Transfer Fee	-\$15.00
Feb 12	Web Transfer From/To: XXXX9005-D/XXXX8753-D Columbus Glass/Property Taxes	-\$5,000.00

*****9005

1 of 6

Withdrawals and Deductions

Date	Description	Amount
Feb 25	AEP COLUMBUS SOU BILL PAY 13935957631	-\$82.88
Feb 25	AEP COLUMBUS SOU BILL PAY 13935965081	-\$82.88
Feb 25	AEP COLUMBUS SOU BILL PAY 13935972211	-\$82.88

Check Summary

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
Feb 04	302	\$808.00	Feb 19	304*	\$277.50	Feb 26	305	\$280.33

* Indicates skip in the check numbers

Daily Balance

Date	Amount	Date	Amount	Date	Amount
Feb 03	\$209,736.99	Feb 14	\$222,230.04	Feb 26	\$221,423.57
Feb 04	\$208,928.99	Feb 19	\$221,952.54	Feb 27	\$234,075.31
Feb 12	\$203,928.99	Feb 25	\$221,703.90		



Bexley Community Improvement Corp.		First Financial Bank	302
c/o The Gilbert Group 585 South Front Street Suite 200 Columbus Ohio 43215		98-81422	01/28/25
TO THE ORDER of	Division 7 Roofing		\$808.00
**** EIGHT HUNDRED EIGHT AND 00/100 DOLLARS			
MEMO: Division 7 Roofing 72 Holmes Street PO Box 366 Galena, OH 43021-0366			
①②③④⑤⑥⑦⑧⑨⑩⑪⑫⑬⑭⑮⑯⑰⑱⑲⑳㉑㉒㉓㉔㉕㉖㉗㉘㉙㉚㉛㉜㉝㉞㉟㊱㊲㊳㊴㊵㊶㊷㊸㊹㊺			

Check 302, \$808.00 Date Paid 02/04/2025

Bexley Community Improvement Corp.		First Financial Bank	304
c/o The Gilbert Group 585 South Front Street Suite 200 Columbus Ohio 43215		98-81422	02/14/25
TO THE ORDER of	Riverside		\$277.50
**** TWO HUNDRED SEVENTY SEVEN AND 50/100 DOLLARS			
MEMO: Riverside Electric Inc 680 Redns Terrace Cincinnati, OH 45215			
①②③④⑤⑥⑦⑧⑨⑩⑪⑫⑬⑭⑮⑯⑰⑱⑲⑳㉑㉒㉓㉔㉕㉖㉗㉘㉙㉚㉛㉜㉝㉞㉟㊱㊲㊳㊴㊵㊶㊷㊸㊹㊺			

Check 304, \$277.50 Date Paid 02/19/2025

Bexley Community Improvement Corp.		First Financial Bank	305
c/o The Gilbert Group 585 South Front Street Suite 200 Columbus Ohio 43215		98-81422	02/25/25
TO THE ORDER of	FIX INC.		\$280.33
**** TWO HUNDRED EIGHTY AND 33/100 DOLLARS			
MEMO: FIX, LLC PO Box 163485 Columbus, OH 43215			
①②③④⑤⑥⑦⑧⑨⑩⑪⑫⑬⑭⑮⑯⑰⑱⑲⑳㉑㉒㉓㉔㉕㉖㉗㉘㉙㉚㉛㉜㉝㉞㉟㊱㊲㊳㊴㊵㊶㊷㊸㊹㊺			

Check 305, \$280.33 Date Paid 02/26/2025