

KCDH 112 LLC (c606)

Balance Sheet

Period = Sep 2020

Book = Accrual

	Current Balance
ASSETS	
FIXED ASSETS	
Land	1,689,723.56
Land Improvements	172,161.00
Accumulated Depreciation	-172,161.00
TOTAL FIXED ASSETS	1,689,723.56
CASH	
Cash - Operating Account	36,399.94
TOTAL CASH	36,399.94
ACCOUNTS RECEIVABLE	
A/R - Other	122.50
TOTAL ACCOUNTS RECEIVABLE	122.50
TOTAL ASSETS	1,726,246.00
LIABILITIES AND OWNERS EQUITY	
LIABILITIES	
Accounts Payable	273.63
TOTAL LIABILITIES	273.63
OWNERS EQUITY	
Partner Distribution	-193,562.64
Partner EQ.- KCDH LLC	1,855,448.28
Retained Earnings	64,086.73
TOTAL OWNERS EQUITY	1,725,972.37
TOTAL LIABILITIES AND EQUITY	1,726,246.00

KCDH 112 LLC (c606)

Budget Comparison Cash Flow

Period = Sep 2020

Book = Accrual ; Tree = ysi_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
Parking Income	7,823.88	45,842.00	-38,018.12	-82.93	171,190.77	379,778.00	-208,587.23	-54.92	471,504.00
TOTAL INCOME	7,823.88	45,842.00	-38,018.12	-82.93	171,190.77	379,778.00	-208,587.23	-54.92	471,504.00
OPERATING EXPENSES									
REPAIRS AND MAINTENANCE									
Signage/Directories	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
Parking and Paving Repairs	0.00	0.00	0.00	N/A	321.00	5,000.00	4,679.00	93.58	5,000.00
Uniforms	0.00	0.00	0.00	N/A	76.24	0.00	-76.24	N/A	0.00
Misc. Maintenance/Repairs	0.00	0.00	0.00	N/A	4,644.21	3,000.00	-1,644.21	-54.81	3,000.00
Security Equipment	0.00	0.00	0.00	N/A	240.00	0.00	-240.00	N/A	0.00
TOTAL REPAIRS AND MAINTENANCE	0.00	0.00	0.00	N/A	5,281.45	9,000.00	3,718.55	41.32	9,000.00
CONTRACT SERVICES									
Snow Removal	0.00	0.00	0.00	N/A	6,313.00	2,900.00	-3,413.00	-117.69	5,800.00
Ext. Landscaping Contract	0.00	0.00	0.00	N/A	1,368.15	0.00	-1,368.15	N/A	0.00
Security Expense	554.25	562.00	7.75	1.38	4,398.01	5,058.00	659.99	13.05	6,744.00
Security Contract Expense	0.00	1,901.00	1,901.00	100.00	0.00	17,109.00	17,109.00	100.00	22,812.00
Contractual Services	0.00	3,628.00	3,628.00	100.00	0.00	29,906.00	29,906.00	100.00	36,791.00
TOTAL CONTRACT SERVICES	554.25	6,091.00	5,536.75	90.90	12,079.16	54,973.00	42,893.84	78.03	72,147.00
ADMINISTRATIVE EXPENSE									
Telephone/ Fax Machine	0.00	172.00	172.00	100.00	0.00	1,548.00	1,548.00	100.00	2,064.00
License/Inspections	1,015.00	0.00	-1,015.00	N/A	1,015.00	34.00	-981.00	-2,885.29	34.00
Management Office Exp	99.21	163.00	63.79	39.14	771.85	1,532.00	760.15	49.62	2,034.00
Manager Salary Expense	0.00	0.00	0.00	N/A	191.05	0.00	-191.05	N/A	0.00
TOTAL ADMINISTRATIVE EXP.	1,114.21	335.00	-779.21	-232.60	1,977.90	3,114.00	1,136.10	36.48	4,132.00
UTILITIES									
Electricity	189.48	500.00	310.52	62.10	1,857.91	3,840.00	1,982.09	51.62	5,170.00
Water and Sewer	12.80	90.00	77.20	85.78	243.58	1,340.00	1,096.42	81.82	1,580.00
TOTAL UTILITIES	202.28	590.00	387.72	65.72	2,101.49	5,180.00	3,078.51	59.43	6,750.00
TAXES AND INSURANCE EXPENSE									
Real Estate Property Tax	0.00	7,844.00	7,844.00	100.00	0.00	70,596.00	70,596.00	100.00	94,128.00
Property Ins Expense	0.00	365.00	365.00	100.00	0.00	3,285.00	3,285.00	100.00	4,380.00
TOTAL TAXES AND INSURANCE	0.00	8,209.00	8,209.00	100.00	0.00	73,881.00	73,881.00	100.00	98,508.00
MANAGEMENT FEES									
Management Fee	0.00	688.00	688.00	100.00	0.00	5,698.00	5,698.00	100.00	7,074.00
TOTAL MANAGEMENT FEES	0.00	688.00	688.00	100.00	0.00	5,698.00	5,698.00	100.00	7,074.00
TOTAL OPERATING EXPENSES	1,870.74	15,913.00	14,042.26	88.24	21,440.00	151,846.00	130,406.00	85.88	197,611.00
NET OPERATING INCOME/EXP	5,953.14	29,929.00	-23,975.86	-80.11	149,750.77	227,932.00	-78,181.23	-34.30	273,893.00
NON OPERATING EXPENSES									
Legal Expense	0.00	0.00	0.00	N/A	10,456.00	0.00	-10,456.00	N/A	0.00
Audit/Accounting Expense	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
Landlord Expense	0.00	0.00	0.00	N/A	384.72	0.00	-384.72	N/A	0.00
Parking License	1,752.07	0.00	-1,752.07	N/A	50,327.89	0.00	-50,327.89	N/A	0.00
Management Compensation	0.00	1,666.67	1,666.67	100.00	0.00	15,000.03	15,000.03	100.00	20,000.00
TOTAL NON OPERATING EXPENSES	1,752.07	1,666.67	-85.40	-5.12	61,268.61	15,000.03	-46,268.58	-308.46	20,000.00
NET PROFIT-LOSS	4,201.07	28,262.33	-24,061.26	-85.14	88,482.16	212,931.97	-124,449.81	-58.45	253,893.00
ADJUSTMENTS									
A/R - Other	0.00	0.00	0.00	N/A	-122.50	0.00	-122.50	N/A	0.00
Accounts Payable	0.00	0.00	0.00	N/A	273.63	0.00	273.63	N/A	0.00
Partner Distribution	-11,845.65	-10,179.00	-1,666.65	-16.37	-106,610.85	-91,611.00	-14,999.85	-16.37	-122,148.00
TOTAL ADJUSTMENTS	-11,845.65	-10,179.00	-1,666.65	-16.37	-106,459.72	-91,611.00	-14,848.72	-16.21	-122,148.00
CASH FLOW	-7,644.58	18,083.33	-25,727.91	-142.27	-17,977.56	121,320.97	-139,298.53	-114.82	131,745.00

KCDH 112 LLC (c606)

Trial Balance

Period = Sep 2020

Book = Accrual

	Forward			Ending
	Balance	Debit	Credit	Balance
Land	1,689,723.56	0.00	0.00	1,689,723.56
Land Improvements	172,161.00	0.00	0.00	172,161.00
Accumulated Depreciation	-172,161.00	0.00	0.00	-172,161.00
Cash - Operating Account	44,044.52	0.00	7,644.58	36,399.94
A/R - Other	122.50	0.00	0.00	122.50
Accounts Payable	-273.63	0.00	0.00	-273.63
Partner Distribution	181,716.99	11,845.65	0.00	193,562.64
Partner EQ.- KCDH LLC	-1,855,448.28	0.00	0.00	-1,855,448.28
Retained Earnings	24,395.43	0.00	0.00	24,395.43
Parking Income	-163,366.89	0.00	7,823.88	-171,190.77
Parking and Paving Repairs	321.00	0.00	0.00	321.00
Uniforms	76.24	0.00	0.00	76.24
Misc. Maintenance/Repairs	4,644.21	0.00	0.00	4,644.21
Security Equipment	240.00	0.00	0.00	240.00
Snow Removal	6,313.00	0.00	0.00	6,313.00
Ext. Landscaping Contract	1,368.15	0.00	0.00	1,368.15
Security Expense	3,843.76	554.25	0.00	4,398.01
License/Inspections	0.00	1,015.00	0.00	1,015.00
Management Office Exp	672.64	99.21	0.00	771.85
Manager Salary Expense	191.05	0.00	0.00	191.05
Electricity	1,668.43	189.48	0.00	1,857.91
Water and Sewer	230.78	12.80	0.00	243.58
Legal Expense	10,456.00	0.00	0.00	10,456.00
Audit/Accounting Expense	100.00	0.00	0.00	100.00
Landlord Expense	384.72	0.00	0.00	384.72
Parking License	48,575.82	1,752.07	0.00	50,327.89
Total	0.00	15,468.46	15,468.46	0.00

KCDH 112 LLC (c606)

Cash Flow (12 months)

Period = Oct 2019-Sep 2020

Book = Accrual ; Tree = ysi_cf

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
INCOME													
Parking Income	0.00	0.00	61,558.88	25,648.50	46,469.00	45,647.50	19,602.00	6,157.50	5,587.00	7,860.00	6,395.39	7,823.88	232,749.65
TOTAL INCOME	0.00	0.00	61,558.88	25,648.50	46,469.00	45,647.50	19,602.00	6,157.50	5,587.00	7,860.00	6,395.39	7,823.88	232,749.65
OPERATING EXPENSES													
REPAIRS AND MAINTENANCE													
Maintenance Salary	39.47	3.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.09
HVAC-Miscellaneous	0.00	0.00	172,161.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	172,161.00
Parking and Paving Repairs	0.00	0.00	0.00	0.00	0.00	321.00	0.00	0.00	0.00	0.00	0.00	0.00	321.00
Uniforms	0.00	0.00	0.00	61.34	14.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76.24
Misc. Maintenance/Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,644.21	0.00	0.00	4,644.21
Security Equipment	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Landscape Maintenance	0.00	235.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	235.16
Equipment Rental	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
TOTAL REPAIRS AND MAINTENANCE	39.47	238.78	172,281.00	61.34	254.90	321.00	0.00	0.00	0.00	4,644.21	0.00	0.00	177,840.70
CONTRACT SERVICES													
Snow Removal	0.00	0.00	1,603.00	1,275.00	3,064.75	782.50	0.00	0.00	1,190.75	0.00	0.00	0.00	7,916.00
Ext. Landscaping Contract	235.16	0.00	235.16	0.00	0.00	0.00	0.00	547.26	0.00	273.63	547.26	0.00	1,838.47
Security Expense	127.84	104.71	1,298.56	2,233.86	699.24	-1,109.66	551.49	228.19	520.11	390.38	330.15	554.25	5,929.12
TOTAL CONTRACT SERVICES	363.00	104.71	3,136.72	3,508.86	3,763.99	-327.16	551.49	775.45	1,710.86	664.01	877.41	554.25	15,683.59
ADMINISTRATIVE EXPENSE													
License/Inspections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,015.00	1,015.00
Management Office Exp	87.59	73.76	-111.77	349.51	93.84	-162.01	79.71	26.75	119.12	91.26	74.46	99.21	821.43
Manager Salary Expense	337.84	356.60	-3,010.03	551.43	189.52	-549.90	0.00	0.00	0.00	0.00	0.00	0.00	-2,124.54
TOTAL ADMINISTRATIVE EXP.	425.43	430.36	-3,121.80	900.94	283.36	-711.91	79.71	26.75	119.12	91.26	74.46	1,114.21	-288.11
UTILITIES													
Electricity	0.00	316.71	21.77	497.55	226.73	73.93	69.35	64.42	585.75	75.41	75.29	189.48	2,196.39
Water and Sewer	0.00	70.92	-82.27	59.27	0.00	101.72	19.95	0.00	17.13	20.38	12.33	12.80	232.23
TOTAL UTILITIES	0.00	387.63	-60.50	556.82	226.73	175.65	89.30	64.42	602.88	95.79	87.62	202.28	2,428.62
TAXES AND INSURANCE EXPENSE													
Real Estate Property Tax	0.00	118,709.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	118,709.46
Taxes-Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,157.75	-8,157.75	0.00	0.00
Property Ins Expense	0.00	0.00	1,377.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,377.83
TOTAL TAXES AND INSURANCE	0.00	118,709.46	1,377.83	0.00	0.00	0.00	0.00	0.00	0.00	8,157.75	-8,157.75	0.00	120,087.29
MANAGEMENT FEES													
Management Fee	0.00	1,962.74	506.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,469.32
TOTAL MANAGEMENT FEES	0.00	1,962.74	506.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,469.32
TOTAL OPERATING EXPENSES	827.90	121,833.68	174,119.83	5,027.96	4,528.98	-542.42	720.50	866.62	2,432.86	13,653.02	-7,118.26	1,870.74	318,221.41
NET OPERATING INCOME/EXP	-827.90	-121,833.68	-112,560.95	20,620.54	41,940.02	46,189.92	18,881.50	5,290.88	3,154.14	-5,793.02	13,513.65	5,953.14	-85,471.76

KCDH 112 LLC (c606)
Cash Flow (12 months)
 Period = Oct 2019-Sep 2020
 Book = Accrual ; Tree = ysi_cf

	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
NON OPERATING EXPENSES													
Legal Expense	3,881.06	723.50	0.00	10,456.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,060.56
Audit/Accounting Expense	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Engineering Expense	4,144.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,144.00
Landlord Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	384.72	0.00	0.00	384.72
Parking License	0.00	6,850.00	6,850.00	14,798.71	3,529.40	7,659.90	14,482.59	2,028.45	1,562.54	2,022.06	2,492.17	1,752.07	64,027.89
TOTAL NON OPERATING EXPENSES	8,025.06	7,573.50	6,850.00	25,254.71	3,529.40	7,659.90	14,582.59	2,028.45	1,562.54	2,406.78	2,492.17	1,752.07	83,717.17
NET PROFIT-LOSS	-8,852.96	-129,407.18	-119,410.95	-4,634.17	38,410.62	38,530.02	4,298.91	3,262.43	1,591.60	-8,199.80	11,021.48	4,201.07	-169,188.93
ADJUSTMENTS													
Land	0.00	0.00	-1,689,723.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,689,723.56
Land Improvements	0.00	0.00	1,176,118.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,176,118.00
Building Improvements-Surface Lot	0.00	0.00	475,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475,000.00
Closing Fees	0.00	0.00	38,605.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,605.56
Accumulated Depreciation	0.00	0.00	172,161.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	172,161.00
A/R - Other	0.00	0.00	0.00	0.00	-122.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-122.50
Prepaid Insurance	0.00	0.00	1,377.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,377.83
Accounts Payable	0.00	118,709.46	-118,709.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	273.63	0.00	273.63
Partner Distribution	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-142,147.80
TOTAL ADJUSTMENTS	-11,845.65	106,863.81	42,983.72	-11,845.65	-11,968.15	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,572.02	-11,845.65	31,542.16
CASH FLOW	-20,698.61	-22,543.37	-76,427.23	-16,479.82	26,442.47	26,684.37	-7,546.74	-8,583.22	-10,254.05	-20,045.45	-550.54	-7,644.58	-137,646.77