



KCDH 112

MONTHLY OPERATING REPORT

June 2022

Monthly Financial Package Submission Checklist

Monthly Financial Package Submission Checklist

Financial Date as of: 6/30/2022

Prepared by: Michael Summers
 Entity Name: KCDH 112, LLC
 Date Submitted: 7/14/2022

	Check if Included	Not Applicable
1 Monthly Summary Report Prepared by Manager and approved by Asset Manager		X
2 Stacking Plan		X
3 Balance Sheet	X	
4 Budget Comparison/Income Statement Varies depending on owner	X	
5 Trial Balance		X
6 12 Mo Rolling Cash Flow	X	
7 General Ledger		X
8 Aging Report		X
9 Tenancy Schedule		X
10 Commercial Rent Roll		X
11 Check Register		X
12 Journal Entry Report		X
13 Deposit Register		X
14 Aged Payables	X	
15 Management Fee Calculation		X
16 Bank Reconciliations and Statements	X	

KCDH 112 LLC (c606)

Balance Sheet

Period = Jun 2022

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	21,295.48
TOTAL CASH	21,295.48
OTHER ASSETS	
Prepaid Insurance	5,331.48
TOTAL OTHER ASSETS	5,331.48
TOTAL ASSETS	1,716,350.52
LIABILITIES AND OWNERS EQUITY	
LIABILITIES	
Accounts Payable	412.19
Property Taxes Payable	52,170.00
TOTAL LIABILITIES	52,582.19
OWNERS EQUITY	
Partner Distribution	-378,747.39
Partner EQ.- KCDH LLC	1,995,448.28
Retained Earnings	47,067.44
TOTAL OWNERS EQUITY	1,663,768.33
TOTAL LIABILITIES AND EQUITY	1,716,350.52

KCDH 112 LLC (c606)
Budget Comparison Cash Flow
 Period = Jun 2022

Book = Accrual ; Tree = ysi_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
Parking Income	22,088.88	26,126.00	-4,037.12	-15.45	183,270.63	113,651.00	69,619.63	61.26	270,616.00
TOTAL INCOME	22,088.88	26,126.00	-4,037.12	-15.45	183,270.63	113,651.00	69,619.63	61.26	270,616.00
OPERATING EXPENSES									
REPAIRS AND MAINTENANCE									
Maintenance Salary	0.00	136.00	136.00	100.00	0.00	816.00	816.00	100.00	1,632.00
Exterior Lighting Repair	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
Signage/Directories	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
Parking and Paving Repairs	0.00	0.00	0.00	N/A	0.00	11,204.00	11,204.00	100.00	11,204.00
Misc. Maintenance/Repairs	10.00	50.00	40.00	80.00	50.00	300.00	250.00	83.33	600.00
Security Equipment	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
TOTAL REPAIRS AND MAINTENANCE	10.00	236.00	226.00	95.76	50.00	14,120.00	14,070.00	99.65	15,536.00
CONTRACT SERVICES									
Snow Removal	0.00	0.00	0.00	N/A	9,050.00	4,000.00	-5,050.00	-126.25	7,000.00
Ext. Landscaping Contract	412.19	273.00	-139.19	-50.99	412.19	1,638.00	1,225.81	74.84	3,276.00
Security Expense	0.00	700.00	700.00	100.00	0.00	4,200.00	4,200.00	100.00	8,400.00
TOTAL CONTRACT SERVICES	412.19	973.00	560.81	57.64	9,462.19	9,838.00	375.81	3.82	18,676.00
UTILITIES									
Electricity	146.16	82.00	-64.16	-78.24	395.86	492.00	96.14	19.54	984.00
Water and Sewer	12.80	15.00	2.20	14.67	78.13	90.00	11.87	13.19	180.00
TOTAL UTILITIES	158.96	97.00	-61.96	-63.88	473.99	582.00	108.01	18.56	1,164.00
TAXES AND INSURANCE EXPENSE									
Real Estate Property Tax	8,695.00	8,695.00	0.00	0.00	52,170.00	52,170.00	0.00	0.00	104,340.00
Property Ins Expense	533.15	541.65	8.50	1.57	3,169.80	3,186.78	16.98	0.53	6,436.68
TOTAL TAXES AND INSURANCE	9,228.15	9,236.65	8.50	0.09	55,339.80	55,356.78	16.98	0.03	110,776.68
MANAGEMENT FEES									
Management Fee	330.42	552.88	222.46	40.24	2,431.00	2,272.64	-158.36	-6.97	5,639.36
TOTAL MANAGEMENT FEES	330.42	552.88	222.46	40.24	2,431.00	2,272.64	-158.36	-6.97	5,639.36
NONRECOVERABLE EXPENSES									
Parking Expenses	330.42	0.00	-330.42	N/A	330.42	0.00	-330.42	N/A	0.00
Parking Contract Expenses	2,287.29	4,011.47	1,724.18	42.98	20,247.95	22,745.54	2,497.59	10.98	45,042.21
TOTAL NONRECOVERABLE EXPENSES	2,617.71	4,011.47	1,393.76	34.74	20,578.37	22,745.54	2,167.17	9.53	45,042.21
TOTAL OPERATING EXPENSES	12,757.43	15,107.00	2,349.57	15.55	88,335.35	104,914.96	16,579.61	15.80	196,834.25
NET OPERATING INCOME/EXP	9,331.45	11,019.00	-1,687.55	-15.31	94,935.28	8,736.04	86,199.24	986.71	73,781.75
NON OPERATING EXPENSES									
Legal Expense	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
Audit/Accounting Expense	0.00	0.00	0.00	N/A	1,305.00	0.00	-1,305.00	N/A	0.00
Landlord Expense	0.00	0.00	0.00	N/A	1,259.53	0.00	-1,259.53	N/A	0.00
TOTAL NON OPERATING EXPENSES	0.00	250.00	250.00	100.00	2,564.53	1,500.00	-1,064.53	-70.97	3,000.00
NET PROFIT-LOSS	9,331.45	10,769.00	-1,437.55	-13.35	92,370.75	7,236.04	85,134.71	1,176.54	70,781.75
ADJUSTMENTS									
Prepaid Insurance	533.15	0.00	533.15	N/A	-3,227.98	0.00	-3,227.98	N/A	0.00
Accounts Payable	412.19	0.00	412.19	N/A	402.19	0.00	402.19	N/A	0.00
Property Taxes Payable	8,695.00	0.00	8,695.00	N/A	52,170.00	0.00	52,170.00	N/A	0.00
A/P - Intercompany	-130,050.59	0.00	-130,050.59	N/A	-130,050.59	0.00	-130,050.59	N/A	0.00
Partner Distribution	-1,250.00	-1,250.00	0.00	0.00	-7,500.00	-7,500.00	0.00	0.00	-15,000.00
TOTAL ADJUSTMENTS	-121,660.25	-1,250.00	-120,410.25	-9,632.82	-88,206.38	-7,500.00	-80,706.38	-1,076.09	-15,000.00
CASH FLOW	-112,328.80	9,519.00	-121,847.80	-1,280.05	4,164.37	-263.96	4,428.33	1,677.65	55,781.75

KCDH 112 LLC (c606)
Cash Flow (12 months)

Period = Jul 2021-Jun 2022

Book = Accrual ; Tree = ysl_cf

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total
INCOME													
Parking Income	21,165.74	19,043.54	14,741.43	23,118.55	25,334.46	20,010.21	28,217.99	20,520.28	26,185.46	55,933.44	30,324.58	22,088.88	306,684.56
TOTAL INCOME	21,165.74	19,043.54	14,741.43	23,118.55	25,334.46	20,010.21	28,217.99	20,520.28	26,185.46	55,933.44	30,324.58	22,088.88	306,684.56
OPERATING EXPENSES													
REPAIRS AND MAINTENANCE													
Misc. Maintenance/Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00	10.00	10.00	10.00	50.00
TOTAL REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00	10.00	10.00	10.00	50.00
CONTRACT SERVICES													
Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,600.50	3,449.50	0.00	0.00	0.00	9,050.00
Ext. Landscaping Contract	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	412.19	412.19
TOTAL CONTRACT SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,600.50	3,449.50	0.00	0.00	412.19	9,462.19
UTILITIES													
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	249.70	0.00	0.00	0.00	146.16	395.86
Water and Sewer	12.40	11.60	13.20	6.77	16.72	7.47	17.73	11.20	12.40	12.40	11.60	12.80	146.29
TOTAL UTILITIES	12.40	11.60	13.20	6.77	16.72	7.47	17.73	260.90	12.40	12.40	11.60	158.96	542.15
TAXES AND INSURANCE EXPENSE													
Real Estate Property Tax	8,442.00	8,442.00	8,442.00	8,442.00	8,442.00	2,861.54	8,695.00	8,695.00	8,695.00	8,695.00	8,695.00	8,695.00	97,241.54
Property Ins Expense	525.87	525.87	525.87	525.87	525.87	525.87	525.87	525.87	525.87	525.89	533.15	533.15	6,325.02
TOTAL TAXES AND INSURANCE	8,967.87	8,967.87	8,967.87	8,967.87	8,967.87	3,387.41	9,220.87	9,220.87	9,220.87	9,220.89	9,228.15	9,228.15	103,566.56
MANAGEMENT FEES													
Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	399.34	398.22	1,303.02	330.42	2,431.00
TOTAL MANAGEMENT FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	399.34	398.22	1,303.02	330.42	2,431.00
NONRECOVERABLE EXPENSES													
Parking Expenses	0.00	0.00	0.00	0.00	0.00	0.00	2,650.25	4,546.96	-7,197.21	0.00	0.00	330.42	330.42
Parking Contract Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,256.79	3,812.83	3,891.04	2,287.29	20,247.95
TOTAL NONRECOVERABLE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	2,650.25	4,546.96	3,059.58	3,812.83	3,891.04	2,617.71	20,578.37
TOTAL OPERATING EXPENSES	8,980.27	8,979.47	8,981.07	8,974.64	8,984.59	3,394.88	11,888.85	19,639.23	16,151.69	13,454.34	14,443.81	12,757.43	136,630.27
NET OPERATING INCOME/EXP	12,185.47	10,064.07	5,760.36	14,143.91	16,349.87	16,615.33	16,329.14	881.05	10,033.77	42,479.10	15,880.77	9,331.45	170,054.29
NON OPERATING EXPENSES													
Audit/Accounting Expense	0.00	0.00	0.00	0.00	0.00	642.52	0.00	435.00	435.00	0.00	435.00	0.00	1,947.52
Landlord Expense	306.29	10.00	0.00	0.00	0.00	50.00	0.00	0.00	1,259.53	0.00	0.00	0.00	1,625.82
TOTAL NON OPERATING EXPENSES	306.29	10.00	0.00	0.00	0.00	692.52	0.00	435.00	1,694.53	0.00	435.00	0.00	3,573.34
NET PROFIT-LOSS	11,879.18	10,054.07	5,760.36	14,143.91	16,349.87	15,922.81	16,329.14	446.05	8,339.24	42,479.10	15,445.77	9,331.45	166,480.95

KCDH 112 LLC (c606)

Cash Flow (12 months)

Period = Jul 2021-Jun 2022

Book = Accrual ; Tree = ysi_cf

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total
ADJUSTMENTS													
Prepaid Insurance	525.87	525.87	525.87	525.87	525.87	525.87	525.87	525.87	525.87	525.89	-5,864.63	533.15	-72.76
Accounts Payable	0.00	0.00	0.00	0.00	0.00	10.00	-10.00	1,858.45	-1,423.45	-435.00	0.00	412.19	412.19
Property Taxes Payable	8,442.00	8,442.00	8,442.00	8,442.00	8,442.00	-92,862.00	8,695.00	8,695.00	8,695.00	8,695.00	8,695.00	8,695.00	1,518.00
A/P - Intercompany	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00	0.00	-130,050.59	-110,050.59
Partner Distribution	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-11,845.65	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-78,573.90
TOTAL ADJUSTMENTS	-2,877.78	-2,877.78	-2,877.78	-2,877.78	-2,877.78	-84,171.78	7,960.87	9,829.32	6,547.42	7,535.89	1,580.37	-121,660.25	-186,767.06
CASH FLOW	9,001.40	7,176.29	2,882.58	11,266.13	13,472.09	-68,248.97	24,290.01	10,275.37	14,886.66	50,014.99	17,026.14	-112,328.80	-20,286.11

Payables Aging Report

c606
 Period: 06/2022
 As of : 06/30/2022

Payee Code	Remittance Vendor Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Future Invoice	Notes	
siglan	SIGNATURE LANDSCAPE LLC	06/22 SVC	P-271387	20303	c606	6/14/2022	6215-0000 Ext. Landscaping Cor	194693	412.19	412.19	0.00	0.00	0.00	0.00	0.00	05/22 SVC
Total siglan									412.19	412.19	0.00	0.00	0.00	0.00	0.00	
Grand Total									412.19	412.19	0.00	0.00	0.00	0.00	0.00	

KCDH 112, LLC

7/12/2022

Bank Reconciliation Report

6/30/2022

3001302

Posted by: ms on 7/12/2022

Balance Per Bank Statement as of 6/30/2022 21,454.44

Outstanding Checks

Check Date	Check Number	Payee	Amount
6/28/2022	250	kcwater - KC WATER	12.80
6/29/2022	251	evergy - EVERGY	146.16
Less:	Outstanding Checks		158.96
	Reconciled Bank Balance		<u>21,295.48</u>

Balance per GL as of 6/30/2022 21,295.48

Reconciled Balance Per G/L **21,295.48**

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
5/24/2022	247	hubint - HUB INTERNATIONAL	6,397.78	6/30/2022
5/24/2022	248	kcwater - KC WATER	11.60	6/30/2022
5/24/2022	249	squdeainv - SQUARE DEAL INVESTMENTS	435.00	6/30/2022
6/13/2022	4	copbro - COPAKEN BROOKS LLC	330.42	6/30/2022
6/14/2022	4	robpar - ROBINSON PARK LLC	330.42	6/30/2022
6/22/2022	5	yesene - YES ENERGY MANAGEMENT	10.00	6/30/2022
Total Cleared Checks			<u>7,515.22</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
6/21/2022	JE 24725		19,801.59	6/30/2022
6/27/2022	JE 24778		-1,250.00	6/30/2022
6/28/2022	JE 24779		-130,050.59	6/30/2022
Total Cleared Other Items			<u>-111,499.00</u>	

WATERMARK BANK

Member FDIC

Date 6/30/22
Enclosures

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KCDH 112 LLC
1100 Walnut St
Suite 2000
Kansas City MO 64106

Thank you for being a valued Watermark client!

CHECKING ACCOUNT

Business Checking		Number of Enclosures	3
Account Number	3001302	Statement Dates	6/01/22 thru 6/30/22
Previous Balance	140,468.66	Days in the statement period	30
1 Deposits/Credits	19,801.59	Average Ledger	126,248.44
8 Checks/Debits	138,815.81	Average Collected	126,248.44
Service Charge	.00		
Interest Paid	.00		
Ending Balance	21,454.44		

	Total For This Period	Total Year-to-Date
Overdraft item fees	\$.00	\$.00
Return item fees	\$.00	\$.00

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
6/21	Transfer CH x1013 to CH x1302 TMID:de630b1d-580e-4 Block 112 Pkg May 2022	19,801.59

WATERMARK BANK

Member FDIC

Date 6/30/22
Enclosures

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Business Checking

3001302 (Continued)

DEBITS AND OTHER WITHDRAWALS		
Date	Description	Amount
6/13	Wire Transfer Debit Copaken Brooks LLC 101006699 10029408 1100 Walnut Street Kansas City MO 64106 NBH BANK GREENWOOD VILLAGE CO 6a6f4d1aa0cb4f0589a17c735732ef 20220613MMQFMPTC000008 20220613MMQFMPHC000181 06131553FT03	330.42-
6/15	Settlement ROBINSONPARKLLC- CCD	330.42-
6/15	Transfer CH x1302 to CH x1021 TMID:T000007005282 Asset Manager Transfer	1,250.00-
6/23	Settlement ROBINSONPARKLLC- CCD	10.00-
6/28	Transfer CH x1302 to CH x1005 TMID:01119e74-0995-4 REIMB TWP FOR DIST 2020-21	130,050.59-

CHECK DETAILS								
Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
6/01	247	6,397.78	6/01	248	11.60	6/06	249	435.00
* Indicates Break In Check Number Sequence								

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
6/01	134,059.28	6/06	133,624.28	6/13	133,293.86

WATERMARK BANK

Member FDIC

Date 6/30/22
Enclosures

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Business Checking

3001302 (Continued)

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
6/15	131,713.44	6/21	151,515.03	6/23	151,505.03
6/28	21,454.44				

*** END OF STATEMENT ***

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK

Apply to account: -- KCDH 112 LLC

ROBINSON FARM, LLC
204 W. ROBINSON AVE
OKLAHOMA CITY, OK 73102

1122
1130

DATE
05/24/2022

2505222822

0000000247

PAY TO THE ORDER OF: *Robpar-01 CoA*

SIX THOUSAND, THREE HUNDRED NINETY-SEVEN DOLLARS AND 78/100

AMOUNT
****\$6397.78**

TO THE ORDER OF: HUB INTERNATIONAL

WATERMARK BANK

MCB

Void After 90 Days

0000000247 *403013376* 3001302*

Check 247 Date: 06/01 Amount: \$6,397.78

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK

Apply to account: -- KCDH 112 LLC

ROBINSON FARM, LLC
204 W. ROBINSON AVE
OKLAHOMA CITY, OK 73102

1122
1130

DATE
05/24/2022

2505226189

0000000248

PAY TO THE ORDER OF: *VOID*

ELEVEN DOLLARS AND 60/100

AMOUNT
****\$11.60**

TO THE ORDER OF: KC WATER

WATERMARK BANK

MCB

Void After 90 Days

0000000248 *403013376* 3001302*

Check 248 Date: 06/01 Amount: \$11.60

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK

Apply to account: -- KCDH 112 LLC

ROBINSON FARM, LLC
204 W. ROBINSON AVE
OKLAHOMA CITY, OK 73102

1122
1130

DATE
05/24/2022

2505228437

0000000249

PAY TO THE ORDER OF: *VOID*

FOUR HUNDRED THIRTY-FIVE DOLLARS AND 00/100

AMOUNT
****\$435.00**

TO THE ORDER OF: SQUARE DEAL INVESTMENTS

WATERMARK BANK

MCB

Void After 90 Days

0000000249 *403013376* 3001302*

Check 249 Date: 06/06 Amount: \$435.00