



KCDH 112

MONTHLY OPERATING REPORT

March 2023

Monthly Financial Package Submission Checklist

Monthly Financial Package Submission Checklist

Financial Date as of: 3/31/2023

Prepared by: Michael Summers
 Entity Name: KCDH 112, LLC
 Date Submitted: 4/6/2023

	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 = Mar 2023

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	97,108.23
TOTAL CASH	97,108.23
OTHER ASSETS	
Prepaid Insurance	533.13
TOTAL OTHER ASSETS	533.13
TOTAL ASSETS	1,787,364.92
LIABILITIES AND OWNERS EQUITY	
LIABILITIES	
Accounts Payable	296.00
Property Taxes Payable	27,389.25
TOTAL LIABILITIES	27,685.25
OWNERS EQUITY	
Partner Distribution	-389,997.39
Partner EQ.- KCDH LLC	1,995,448.28
Retained Earnings	154,228.78
TOTAL OWNERS EQUITY	1,759,679.67
TOTAL LIABILITIES AND EQUITY	1,787,364.92

KCDH 112 LLC (c606)
Budget Comparison Cash Flow

Period = Mar 2023

Book = Accrual ; Tree = ysi_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
Parking Income	26,923.23	50,450.00	-23,526.77	-46.63	76,304.83	93,416.00	-17,111.17	-18.32	297,921.00
TOTAL INCOME	26,923.23	50,450.00	-23,526.77	-46.63	76,304.83	93,416.00	-17,111.17	-18.32	297,921.00
OPERATING EXPENSES									
REPAIRS AND MAINTENANCE									
Maintenance Salary	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
Exterior Lighting Repair	0.00	1,000.00	1,000.00	100.00	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	1,000.00
Parking and Paving Repairs	0.00	12,500.00	12,500.00	100.00	0.00	12,500.00	12,500.00	100.00	12,500.00
Misc. Maintenance/Repairs	5.00	218.33	213.33	97.71	15.00	654.99	639.99	97.71	2,619.96
Security Equipment	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
TOTAL REPAIRS AND MAINTENANCE	5.00	13,868.33	13,863.33	99.96	15.00	15,104.99	15,089.99	99.90	18,919.96
CONTRACT SERVICES									
Snow Removal	888.00	2,000.00	1,112.00	55.60	4,487.25	8,000.00	3,512.75	43.91	12,000.00
Ext. Landscaping Contract	219.82	0.00	-219.82	N/A	829.82	0.00	-829.82	N/A	4,060.00
Security Expense	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00
TOTAL CONTRACT SERVICES	1,107.82	2,500.00	1,392.18	55.69	5,317.07	9,500.00	4,182.93	44.03	22,060.00
UTILITIES									
Electricity	80.12	50.00	-30.12	-60.24	250.83	150.00	-100.83	-67.22	600.00
Water and Sewer	31.89	15.00	-16.89	-112.60	98.00	45.00	-53.00	-117.78	180.00
TOTAL UTILITIES	112.01	65.00	-47.01	-72.32	348.83	195.00	-153.83	-78.89	780.00
TAXES AND INSURANCE EXPENSE									
Real Estate Property Tax	9,129.75	9,129.75	0.00	0.00	27,389.25	27,389.25	0.00	0.00	109,557.00
Property Ins Expense	533.15	533.15	0.00	0.00	1,599.45	1,599.45	0.00	0.00	6,525.80
TOTAL TAXES AND INSURANCE	9,662.90	9,662.90	0.00	0.00	28,988.70	28,988.70	0.00	0.00	116,082.80
MANAGEMENT FEES									
Management Fee	0.00	1,130.96	1,130.96	100.00	0.00	2,040.14	2,040.14	100.00	6,321.96
TOTAL MANAGEMENT FEES	0.00	1,130.96	1,130.96	100.00	0.00	2,040.14	2,040.14	100.00	6,321.96
NONRECOVERABLE EXPENSES									
PARKING EXPENSES	411.46	0.00	-411.46	N/A	1,920.86	0.00	-1,920.86	N/A	0.00
Parking Contract Expenses	3,872.27	4,510.74	638.47	14.15	11,471.74	14,372.13	2,900.39	20.18	58,558.50
TOTAL NONRECOVERABLE EXPENSES	4,283.73	4,510.74	227.01	5.03	13,392.60	14,372.13	979.53	6.82	58,558.50
TOTAL OPERATING EXPENSES	15,171.46	31,737.93	16,566.47	52.20	48,062.20	70,200.96	22,138.76	31.54	222,723.22
NET OPERATING INCOME/EXP	11,751.77	18,712.07	-6,960.30	-37.20	28,242.63	23,215.04	5,027.59	21.66	75,197.78
NON OPERATING EXPENSES									
Legal Expense	0.00	250.00	250.00	100.00	28,557.60	750.00	-27,807.60	-3,707.68	3,000.00
Audit/Accounting Expense	0.00	0.00	0.00	N/A	-82.89	0.00	82.89	N/A	0.00
TOTAL NON OPERATING EXPENSES	0.00	250.00	250.00	100.00	28,474.71	750.00	-27,724.71	-3,696.63	3,000.00
NET PROFIT-LOSS	11,751.77	18,462.07	-6,710.30	-36.35	-232.08	22,465.04	-22,697.12	-101.03	72,197.78
ADJUSTMENTS									
Prepaid Insurance	533.15	0.00	533.15	N/A	1,599.45	0.00	1,599.45	N/A	0.00
Accounts Payable	24,857.49	0.00	24,857.49	N/A	130.83	0.00	130.83	N/A	0.00
Property Taxes Payable	9,129.75	0.00	9,129.75	N/A	27,389.25	0.00	27,389.25	N/A	0.00
Partner Distribution	-1,250.00	-1,250.00	0.00	0.00	-3,750.00	-3,750.00	0.00	0.00	-15,000.00
TOTAL ADJUSTMENTS	33,270.39	-1,250.00	34,520.39	2,761.63	25,369.53	-3,750.00	29,119.53	776.52	-15,000.00
CASH FLOW	45,022.16	17,212.07	27,810.09	161.57	25,137.45	18,715.04	6,422.41	34.32	57,197.78

KCDH 112 LLC (c606)
Cash Flow (12 months)
 Period = Apr 2022-Mar 2023
 Book = Accrual ; Tree = ysi_cf

	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
INCOME													
Parking Income	55,933.44	30,324.58	22,088.88	20,613.68	27,665.35	33,568.37	33,403.03	27,117.34	38,421.74	30,194.74	19,186.86	26,923.23	365,441.24
TOTAL INCOME	55,933.44	30,324.58	22,088.88	20,613.68	27,665.35	33,568.37	33,403.03	27,117.34	38,421.74	30,194.74	19,186.86	26,923.23	365,441.24
OPERATING EXPENSES													
REPAIRS AND MAINTENANCE													
Misc. Maintenance/Repairs	10.00	10.00	10.00	10.00	10.00	10.00	5.00	5.00	5.00	5.00	5.00	5.00	90.00
Landscape Maintenance	0.00	0.00	0.00	0.00	0.00	672.19	0.00	0.00	0.00	0.00	0.00	0.00	672.19
TOTAL REPAIRS AND MAINTENANCE	10.00	10.00	10.00	10.00	10.00	682.19	5.00	5.00	5.00	5.00	5.00	5.00	762.19
CONTRACT SERVICES													
Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	296.00	2,172.25	1,427.00	888.00	4,783.25
Ext. Landscaping Contract	0.00	0.00	412.19	542.19	542.19	0.00	737.19	407.04	0.00	0.00	610.00	219.82	3,470.62
TOTAL CONTRACT SERVICES	0.00	0.00	412.19	542.19	542.19	0.00	737.19	407.04	296.00	2,172.25	2,037.00	1,107.82	8,253.87
ADMINISTRATIVE EXPENSE													
Staff Salary	0.00	0.00	0.00	0.00	0.00	634.09	0.00	0.00	0.00	0.00	0.00	0.00	634.09
TOTAL ADMINISTRATIVE EXP.	0.00	0.00	0.00	0.00	0.00	634.09	0.00	0.00	0.00	0.00	0.00	0.00	634.09
UTILITIES													
Electricity	0.00	0.00	146.16	0.00	0.00	0.00	53.37	186.47	81.44	85.13	85.58	80.12	718.27
Water and Sewer	12.40	11.60	12.80	12.40	11.20	37.85	31.89	32.31	34.76	35.83	30.28	31.89	295.21
TOTAL UTILITIES	12.40	11.60	158.96	12.40	11.20	37.85	85.26	218.78	116.20	120.96	115.86	112.01	1,013.48
TAXES AND INSURANCE EXPENSE													
Real Estate Property Tax	8,695.00	8,695.00	8,695.00	8,695.00	8,695.00	8,695.00	5,899.42	5,899.42	5,899.43	9,129.75	9,129.75	9,129.75	97,257.52
Property Ins Expense	525.89	533.15	533.15	533.15	533.15	533.15	533.15	533.15	533.15	533.15	533.15	533.15	6,390.54
TOTAL TAXES AND INSURANCE	9,220.89	9,228.15	9,228.15	9,228.15	9,228.15	9,228.15	6,432.57	6,432.57	6,432.58	9,662.90	9,662.90	9,662.90	103,648.06
MANAGEMENT FEES													
Management Fee	398.22	1,303.02	330.42	825.46	476.28	609.06	0.00	0.00	0.00	0.00	0.00	0.00	3,942.46
TOTAL MANAGEMENT FEES	398.22	1,303.02	330.42	825.46	476.28	609.06	0.00	0.00	0.00	0.00	0.00	0.00	3,942.46
NONRECOVERABLE EXPENSES													
PARKING EXPENSES													
Parking Contract Expenses	3,812.83	3,891.04	2,287.29	1,562.30	3,303.06	3,048.46	3,171.95	3,306.79	3,368.96	4,871.23	2,728.24	3,872.27	39,224.42
TOTAL NONRECOVERABLE EXPENSES	3,812.83	3,891.04	2,617.71	1,231.88	3,303.06	3,048.46	3,934.95	4,062.57	3,964.22	5,747.55	3,361.32	4,283.73	43,259.32
TOTAL OPERATING EXPENSES	13,454.34	14,443.81	12,757.43	11,850.08	13,570.88	14,239.80	11,194.97	11,125.96	10,814.00	17,708.66	15,182.08	15,171.46	161,513.47
NET OPERATING INCOME/EXP	42,479.10	15,880.77	9,331.45	8,763.60	14,094.47	19,328.57	22,208.06	15,991.38	27,607.74	12,486.08	4,004.78	11,751.77	203,927.77
NON OPERATING EXPENSES													
Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,557.60	0.00	0.00	28,557.60
Audit/Accounting Expense	0.00	435.00	0.00	0.00	0.00	0.00	0.00	0.00	323.40	0.00	-82.89	0.00	675.51

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

Period = Apr 2022-Mar 2023

Book = Accrual ; Tree = ysi_cf

	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
Landlord Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	277.00	0.00	0.00	0.00	0.00	277.00
TOTAL NON OPERATING EXPENSES	0.00	435.00	0.00	0.00	0.00	0.00	0.00	277.00	323.40	28,557.60	-82.89	0.00	29,510.11
NET PROFIT-LOSS	42,479.10	15,445.77	9,331.45	8,763.60	14,094.47	19,328.57	22,208.06	15,714.38	27,284.34	-16,071.52	4,087.67	11,751.77	174,417.66
ADJUSTMENTS													
Prepaid Insurance	525.89	-5,864.63	533.15	533.15	533.15	533.15	533.15	533.15	533.15	533.15	533.15	533.15	-7.24
Accounts Payable	-435.00	0.00	412.19	-412.19	0.00	260.00	65.00	-325.00	165.17	228.83	-24,955.49	24,857.49	-139.00
Property Taxes Payable	8,695.00	8,695.00	8,695.00	8,695.00	8,695.00	8,695.00	5,899.42	5,899.42	-90,053.84	9,129.75	9,129.75	9,129.75	1,304.25
A/P - Intercompany	0.00	0.00	-130,050.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-130,050.59
Partner Distribution	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-15,000.00
TOTAL ADJUSTMENTS	7,535.89	1,580.37	-121,660.25	7,565.96	7,978.15	8,238.15	5,247.57	4,857.57	-90,605.52	8,641.73	-16,542.59	33,270.39	-143,892.58
CASH FLOW	50,014.99	17,026.14	-112,328.80	16,329.56	22,072.62	27,566.72	27,455.63	20,571.95	-63,321.18	-7,429.79	-12,454.92	45,022.16	30,525.08

Payables Aging Report

c606
 Period: 03/2023
 As of : 03/31/2023

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	
martz	MARTZ BRDS. SNOW MANAGEMENT INC.	ICE MELT	P-292058	23377	c606	3/21/2023	6213-0000 Snow Removal	136023	296.00	296.00	0.00	0.00	0.00	0.00	0.00	ICE MELT
Total martz									296.00	296.00	0.00	0.00	0.00	0.00	0.00	
Grand Total									296.00	296.00	0.00	0.00	0.00	0.00	0.00	

KCDH 112, LLC

4/3/2023

Bank Reconciliation Report

3/31/2023

3001302

Posted by: ms on 4/3/2023

Balance Per Bank Statement as of 3/31/2023 97,123.04

Outstanding Checks

Check Date	Check Number	Payee	Amount
3/29/2023	300	kcwater - KC WATER	14.81
Less:	Outstanding Checks		14.81
	Reconciled Bank Balance		<u>97,108.23</u>

Balance per GL as of 3/31/2023 97,108.23

Reconciled Balance Per G/L **97,108.23**

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
3/7/2023	294	martz - MARTZ BROS. SNOW MANAGEMENT INC	1,725.00	3/31/2023
3/7/2023	295	siglan - SIGNATURE LANDSCAPE LLC	65.00	3/31/2023
3/9/2023	24	robpar - ROBINSON PARK LLC	205.73	3/31/2023
3/10/2023	25	copbro - COPAKEN BROOKS LLC	205.73	3/31/2023
3/15/2023	25	squdeainv - SQUARE DEAL INVESTMENTS	78.81	3/31/2023
3/21/2023	26	yesene - YES ENERGY MANAGEMENT	5.00	3/31/2023
3/21/2023	296	evergy - EVERGY	54.17	3/31/2023
3/21/2023	297	kcwater - KC WATER	17.08	3/31/2023
3/21/2023	298	siglan - SIGNATURE LANDSCAPE LLC	219.82	3/31/2023
3/22/2023	299	evergy - EVERGY	25.95	3/31/2023
Total Cleared Checks			<u>2,602.29</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
3/21/2023	JE 27385		23,050.96	3/31/2023
3/21/2023	JE 27388		-1,250.00	3/31/2023
Total Cleared Other Items			<u>21,800.96</u>	

WATERMARK BANK

Member FDIC

Date 3/31/23
Enclosures

Page 1
6

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	6
Account Number	3001302	Statement Dates	3/01/23 thru 4/02/23
Previous Balance	77,924.37	Days in the statement period	33
1 Deposits/Credits	23,050.96	Average Ledger	84,906.30
11 Checks/Debits	3,852.29	Average Collected	84,906.30
Service Charge	.00		
Interest Paid	.00		
Ending Balance	97,123.04		

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

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
3/21	Transfer CH x1013 to CH x1302 TMID:116f8357-9dd4-4 KCDH 112 PKG 2/23	23,050.96

WATERMARK BANK

Member FDIC

Date 3/31/23
Enclosures

Page 2
6

Business Checking

3001302 (Continued)

DEBITS AND OTHER WITHDRAWALS		
Date	Description	Amount
3/10	Wire Transfer Debit Copaken Brooks LLC 101006699 10029408 1100 Walnut Street Kansas City MO 64106 NBH BANK GREENWOOD VILLAGE CO 20230310MMQFMPTC000005 20230310MMQFMPHC000064 03100953FT01	205.73-
3/10	Settlement ROBINSONPARKLLC- 000017348587270 CCD 111926080436009	205.73-
3/15	Transfer CH x1302 to CH x1021 TMID:T000008071569 Dist Transfer for Mgr Comp	1,250.00-
3/16	Settlement ROBINSONPARKLLC- 000017393338170 CCD 111926080778704	78.81-
3/22	Settlement ROBINSONPARKLLC- 000017434355086 CCD 111926080959277	5.00-

CHECK DETAILS									
Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount	
3/16	294	1,725.00	3/14	295	65.00	3/29	296	54.17	
3/29	297	17.08	3/28	298	219.82	3/29	299	25.95	

* Indicates Break In Check Number Sequence



Date 3/31/23
Enclosures

Page 3
6

Business Checking

3001302 (Continued)

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
3/01	77,924.37	3/10	77,512.91	3/14	77,447.91
3/15	76,197.91	3/16	74,394.10	3/21	97,445.06
3/22	97,440.06	3/28	97,220.24	3/29	97,123.04

*** END OF STATEMENT ***

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

Apply to account: -- KCDH 112 LLC

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

1337
1090

DATE
03/07/2023

0000000294

PAY TO THE ORDER OF ONE THOUSAND, SEVEN HUNDRED TWENTY-FIVE DOLLARS AND NO/100

MARTZ BROS. SNOW MANAGEMENT INC.

AMOUNT
**\$1725.00

WATERMARK BANK

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID After 90 Days

0000000294 *103013376* 3001302*

Check 294 Date: 03/16 Amount: \$1,725.00

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

Apply to account: -- KCDH 112 LLC

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

1337
1090

DATE
03/21/2023

0000000297

PAY TO THE ORDER OF SEVENTEEN DOLLARS AND 08/100

KC WATER

AMOUNT
**\$17.08

WATERMARK BANK

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID After 90 Days

0000000297 *103013376* 3001302*

Check 297 Date: 03/29 Amount: \$17.08

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

Apply to account: -- KCDH 112 LLC

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

1337
1090

DATE
03/07/2023

0000000295

PAY TO THE ORDER OF SIXTY-FIVE DOLLARS AND NO/100

SIGNATURE LANDSCAPE LLC

AMOUNT
**\$65.00

WATERMARK BANK

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID After 90 Days

0000000295 *103013376* 3001302*

Check 295 Date: 03/14 Amount: \$65.00

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

Apply to account: -- KCDH 112 LLC

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

1337
1090

DATE
03/21/2023

0000000298

PAY TO THE ORDER OF TWO HUNDRED NINETEEN DOLLARS AND 82/100

SIGNATURE LANDSCAPE LLC

AMOUNT
**\$219.82

WATERMARK BANK

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID After 90 Days

0000000298 *103013376* 3001302*

Check 298 Date: 03/28 Amount: \$219.82

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

Apply to account: -- KCDH 112 LLC

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

1337
1090

DATE
03/21/2023

0000000296

PAY TO THE ORDER OF FIFTY-FOUR DOLLARS AND 17/100

EVERGY

AMOUNT
**\$54.17

WATERMARK BANK

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID After 90 Days

0000000296 *103013376* 3001302*

Check 296 Date: 03/29 Amount: \$54.17

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

Apply to account: -- KCDH 112 LLC

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

1337
1090

DATE
03/22/2023

0000000299

PAY TO THE ORDER OF TWENTY-FIVE DOLLARS AND 95/100

EVERGY

AMOUNT
**\$25.95

WATERMARK BANK

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID VOID VOID

VOID After 90 Days

0000000299 *103013376* 3001302*

Check 299 Date: 03/29 Amount: \$25.95