



KCDH 112

MONTHLY OPERATING REPORT

September 2022

Monthly Financial Package Submission Checklist

Monthly Financial Package Submission Checklist

Financial Date as of: 9/30/2022

Prepared by: Michael Summers
 Entity Name: KCDH 112, LLC
 Date Submitted: 10/6/2022

	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 = Sep 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	87,264.38
TOTAL CASH	87,264.38
OTHER ASSETS	
Prepaid Insurance	3,732.03
TOTAL OTHER ASSETS	3,732.03
TOTAL ASSETS	1,780,719.97
LIABILITIES AND OWNERS EQUITY	
LIABILITIES	
Accounts Payable	260.00
Property Taxes Payable	78,255.00
TOTAL LIABILITIES	78,515.00
OWNERS EQUITY	
Partner Distribution	-382,497.39
Partner EQ.- KCDH LLC	1,995,448.28
Retained Earnings	89,254.08
TOTAL OWNERS EQUITY	1,702,204.97
TOTAL LIABILITIES AND EQUITY	1,780,719.97

KCDH 112 LLC (c606)
Budget Comparison Cash Flow

Period = Sep 2022

Book = Accrual ; Tree = ysi_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
Parking Income	33,568.37	27,027.00	6,541.37	24.20	265,118.03	198,544.00	66,574.03	33.53	270,616.00
TOTAL INCOME	33,568.37	27,027.00	6,541.37	24.20	265,118.03	198,544.00	66,574.03	33.53	270,616.00
OPERATING EXPENSES									
REPAIRS AND MAINTENANCE									
Maintenance Salary	0.00	136.00	136.00	100.00	0.00	1,224.00	1,224.00	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	80.00	450.00	370.00	82.22	600.00
Security Equipment	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
Landscape Maintenance	672.19	0.00	-672.19	N/A	672.19	0.00	-672.19	N/A	0.00
TOTAL REPAIRS AND MAINTENANCE	682.19	236.00	-446.19	-189.06	752.19	14,828.00	14,075.81	94.93	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	0.00	273.00	273.00	100.00	1,496.57	2,457.00	960.43	39.09	3,276.00
Security Expense	0.00	700.00	700.00	100.00	0.00	6,300.00	6,300.00	100.00	8,400.00
TOTAL CONTRACT SERVICES	0.00	973.00	973.00	100.00	10,546.57	12,757.00	2,210.43	17.33	18,676.00
ADMINISTRATIVE EXPENSE									
Staff Salary	634.09	0.00	-634.09	N/A	634.09	0.00	-634.09	N/A	0.00
TOTAL ADMINISTRATIVE EXP.	634.09	0.00	-634.09	N/A	634.09	0.00	-634.09	N/A	0.00
UTILITIES									
Electricity	0.00	82.00	82.00	100.00	395.86	738.00	342.14	46.36	984.00
Water and Sewer	37.85	15.00	-22.85	-152.33	139.58	135.00	-4.58	-3.39	180.00
TOTAL UTILITIES	37.85	97.00	59.15	60.98	535.44	873.00	337.56	38.67	1,164.00
TAXES AND INSURANCE EXPENSE									
Real Estate Property Tax	8,695.00	8,695.00	0.00	0.00	78,255.00	78,255.00	0.00	0.00	104,340.00
Property Ins Expense	533.15	541.65	8.50	1.57	4,769.25	4,811.73	42.48	0.88	6,436.68
TOTAL TAXES AND INSURANCE	9,228.15	9,236.65	8.50	0.09	83,024.25	83,066.73	42.48	0.05	110,776.68
MANAGEMENT FEES									
Management Fee	609.06	566.36	-42.70	-7.54	4,341.80	4,110.56	-231.24	-5.63	5,639.36
TOTAL MANAGEMENT FEES	609.06	566.36	-42.70	-7.54	4,341.80	4,110.56	-231.24	-5.63	5,639.36
NONRECOVERABLE EXPENSES									
Parking Contract Expenses	3,048.46	4,372.80	1,324.34	30.29	28,161.77	34,121.58	5,959.81	17.47	45,042.21
TOTAL NONRECOVERABLE EXPENSES	3,048.46	4,372.80	1,324.34	30.29	28,161.77	34,121.58	5,959.81	17.47	45,042.21
TOTAL OPERATING EXPENSES	14,239.80	15,481.81	1,242.01	8.02	127,996.11	149,756.87	21,760.76	14.53	196,834.25
NET OPERATING INCOME/EXP	19,328.57	11,545.19	7,783.38	67.42	137,121.92	48,787.13	88,334.79	181.06	73,781.75
NON OPERATING EXPENSES									
Legal Expense	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	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	2,250.00	-314.53	-13.98	3,000.00
NET PROFIT-LOSS	19,328.57	11,295.19	8,033.38	71.12	134,557.39	46,537.13	88,020.26	189.14	70,781.75
ADJUSTMENTS									
Prepaid Insurance	533.15	0.00	533.15	N/A	-1,628.53	0.00	-1,628.53	N/A	0.00
Accounts Payable	260.00	0.00	260.00	N/A	250.00	0.00	250.00	N/A	0.00
Property Taxes Payable	8,695.00	0.00	8,695.00	N/A	78,255.00	0.00	78,255.00	N/A	0.00
A/P - Intercompany	0.00	0.00	0.00	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	-11,250.00	-11,250.00	0.00	0.00	-15,000.00
TOTAL ADJUSTMENTS	8,238.15	-1,250.00	9,488.15	759.05	-64,424.12	-11,250.00	-53,174.12	-472.66	-15,000.00
CASH FLOW	27,566.72	10,045.19	17,521.53	174.43	70,133.27	35,287.13	34,846.14	98.75	55,781.75

KCDH 112 LLC (c606)

Cash Flow (12 months)

Period = Oct 2021-Sep 2022

Book = Accrual ; Tree = ysi_cf

	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Total
INCOME													
Parking Income	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	20,613.68	27,665.35	33,568.37	333,581.25
TOTAL INCOME	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	20,613.68	27,665.35	33,568.37	333,581.25
OPERATING EXPENSES													
REPAIRS AND MAINTENANCE													
Misc. Maintenance/Repairs	0.00	0.00	0.00	0.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	80.00
Landscape Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	672.19
TOTAL REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	752.19
CONTRACT SERVICES													
Snow Removal	0.00	0.00	0.00	0.00	5,600.50	3,449.50	0.00	0.00	0.00	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	412.19	542.19	542.19	0.00	1,496.57
TOTAL CONTRACT SERVICES	0.00	0.00	0.00	0.00	5,600.50	3,449.50	0.00	0.00	412.19	542.19	542.19	0.00	10,546.57
ADMINISTRATIVE EXPENSE													
Staff Salary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	634.09	634.09
TOTAL ADMINISTRATIVE EXP.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	634.09	634.09
UTILITIES													
Electricity	0.00	0.00	0.00	0.00	249.70	0.00	0.00	0.00	146.16	0.00	0.00	0.00	395.86
Water and Sewer	6.77	16.72	7.47	17.73	11.20	12.40	12.40	11.60	12.80	12.40	11.20	37.85	170.54
TOTAL UTILITIES	6.77	16.72	7.47	17.73	260.90	12.40	12.40	11.60	158.96	12.40	11.20	37.85	566.40
TAXES AND INSURANCE EXPENSE													
Real Estate Property Tax	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	8,695.00	8,695.00	8,695.00	98,000.54
Property Ins Expense	525.87	525.87	525.87	525.87	525.87	525.87	525.89	533.15	533.15	533.15	533.15	533.15	6,346.86
TOTAL TAXES AND INSURANCE	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	9,228.15	9,228.15	9,228.15	104,347.40
MANAGEMENT FEES													
Management Fee	0.00	0.00	0.00	0.00	0.00	399.34	398.22	1,303.02	330.42	825.46	476.28	609.06	4,341.80
TOTAL MANAGEMENT FEES	0.00	0.00	0.00	0.00	0.00	399.34	398.22	1,303.02	330.42	825.46	476.28	609.06	4,341.80
NONRECOVERABLE EXPENSES													
PARKING EXPENSES													
Parking Contract Expenses	0.00	0.00	0.00	2,650.25	4,546.96	-7,197.21	0.00	0.00	330.42	-330.42	0.00	0.00	0.00
TOTAL NONRECOVERABLE EXPENSES	0.00	0.00	0.00	2,650.25	4,546.96	3,059.58	3,812.83	3,891.04	2,617.71	1,231.88	3,303.06	3,048.46	28,161.77
TOTAL OPERATING EXPENSES	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	11,850.08	13,570.88	14,239.80	149,350.22
NET OPERATING INCOME/EXP	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	8,763.60	14,094.47	19,328.57	184,231.03
NON OPERATING EXPENSES													
Audit/Accounting Expense	0.00	0.00	642.52	0.00	435.00	435.00	0.00	435.00	0.00	0.00	0.00	0.00	1,947.52
Landlord Expense	0.00	0.00	50.00	0.00	0.00	1,259.53	0.00	0.00	0.00	0.00	0.00	0.00	1,309.53

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

Period = Oct 2021-Sep 2022

Book = Accrual ; Tree = ysi_cf

	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Total
TOTAL NON OPERATING EXPENSES	0.00	0.00	692.52	0.00	435.00	1,694.53	0.00	435.00	0.00	0.00	0.00	0.00	3,257.05
NET PROFIT-LOSS	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	8,763.60	14,094.47	19,328.57	180,973.98
ADJUSTMENTS													
Prepaid Insurance	525.87	525.87	525.87	525.87	525.87	525.87	525.89	-5,864.63	533.15	533.15	533.15	533.15	-50.92
Accounts Payable	0.00	0.00	10.00	-10.00	1,858.45	-1,423.45	-435.00	0.00	412.19	-412.19	0.00	260.00	260.00
Property Taxes Payable	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	8,695.00	8,695.00	8,695.00	2,277.00
A/P - Intercompany	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00	0.00	-130,050.59	0.00	0.00	0.00	-110,050.59
Partner Distribution	-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	-1,250.00	-1,250.00	-1,250.00	-46,786.95
TOTAL ADJUSTMENTS	-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	7,565.96	7,978.15	8,238.15	-154,351.46
CASH FLOW	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	16,329.56	22,072.62	27,566.72	26,622.52

Payables Aging Report

c606
 Period: 09/30/2022
 As of : 09/30/2022

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														0.00	
		08/22 BO DIDLEY SVC	P-277458	21195	c606	9/9/2022	6130-0000 Landscape Maintenar	204197	260.00	260.00	0.00	0.00	0.00	0.00	0.00	08/22 BO DIDLEY SVC
Total siglan									260.00	260.00	0.00	0.00	0.00	0.00	0.00	
Grand Total									260.00	260.00	0.00	0.00	0.00	0.00	0.00	

KCDH 112, LLC

10/4/2022

Bank Reconciliation Report

9/30/2022

3001302

Posted by: ms on 10/4/2022

Balance Per Bank Statement as of 9/30/2022 88,348.51

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/20/2022	259	tifcom - TIF COMMISSION OF KANSAS CITY, MO	634.09
9/27/2022	260	kcwater - KC WATER	37.85
9/27/2022	261	siglan - SIGNATURE LANDSCAPE LLC	412.19
Less:	Outstanding Checks		1,084.13
	Reconciled Bank Balance		87,264.38

Balance per GL as of 9/30/2022 87,264.38

Reconciled Balance Per G/L 87,264.38

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/30/2022	257	kcwater - KC WATER	4.67	9/30/2022
8/30/2022	258	siglan - SIGNATURE LANDSCAPE LLC	130.00	9/30/2022
9/13/2022	10	robpar - ROBINSON PARK LLC	304.53	9/30/2022
9/20/2022	11	copbro - COPAKEN BROOKS LLC	304.53	9/30/2022
9/20/2022	11	yesene - YES ENERGY MANAGEMENT	10.00	9/30/2022
Total Cleared Checks			753.73	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/20/2022	JE 25516		30,519.91	9/30/2022
9/26/2022	JE 25544		-1,250.00	9/30/2022
Total Cleared Other Items			29,269.91	

WATERMARK BANK

Member FDIC

Date 9/30/22
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	2
Account Number	3001302	Statement Dates	9/01/22 thru 10/02/22
Previous Balance	59,832.33	Days in the statement period	32
1 Deposits/Credits	30,519.91	Average Ledger	71,110.21
6 Checks/Debits	2,003.73	Average Collected	71,110.21
Service Charge	.00		
Interest Paid	.00		
Ending Balance	88,348.51		

	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
9/20	Transfer CH x1013 to CH x1302 TMID:1d477f4a-7be5-4 KCDH 112 PKG 8/22	30,519.91

WATERMARK BANK

Member FDIC

Date 9/30/22
Enclosures

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Business Checking 3001302 (Continued)

DEBITS AND OTHER WITHDRAWALS		
Date	Description	Amount
9/14	Settlement ROBINSONPARKLLC- CCD	304.53-
9/15	Transfer CH x1302 to CH x1021 TMID:T000007341797	1,250.00-
9/20	Asset Manager Transfer Wire Transfer Debit Copaken Brooks LLC 101006699 10029408 1100 walnut street Kansas City MO 64106 NBH BANK GREENWOOD VILLAGE CO d06d567e3638435c9c33b1749e56b6 20220920MMQFMPTC000003 20220920MMQFMPHC0000064 09200945FT03	304.53-
9/21	Settlement ROBINSONPARKLLC- CCD	10.00-

CHECK DETAILS						
Date	Check #	Amount	Date	Check #	Amount	
9/07	257	4.67	9/07	258	130.00	
* Indicates Break In Check Number Sequence						

DAILY BALANCE SUMMARY						
Date	Balance	Date	Balance	Date	Balance	
9/01	59,832.33	9/07	59,697.66	9/14	59,393.13	
9/15	58,143.13	9/20	88,358.51	9/21	88,348.51	



Date 9/30/22
Enclosures

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Business Checking

3001302 (Continued)

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

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

Apply to account: -- KCDH 112 LLC

BRIDGEMAN PARK LLC
208 N BRIDGEMAN AVE
DELAWARE CITY OH 43102

1122
1090

DATE
08/30/2022

3106237382

000000257

PAY (FOUR DOLLARS AND 67/100)

TO THE ORDER OF K.C. WATERS

AMOUNT
**\$4.67

WATERMARK BANK

Void After 90 Days

⑈0000000257⑈ ⑆⑆103013376⑆ 3001302⑈

Check 257 Date: 09/07 Amount: \$4.67

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

Apply to account: -- KCDH 112 LLC

BRIDGEMAN PARK LLC
208 N BRIDGEMAN AVE
DELAWARE CITY OH 43102

1122
1090

DATE
08/30/2022

3106237386

000000258

PAY (ONE HUNDRED THIRTY DOLLARS AND 00/100)

TO THE ORDER OF SIGNATURE LANDSCAPE LLC

AMOUNT
**\$130.00

WATERMARK BANK

Void After 90 Days

⑈0000000258⑈ ⑆⑆103013376⑆ 3001302⑈

Check 258 Date: 09/07 Amount: \$130.00