



KCDH 112

MONTHLY
OPERATING REPORT

EW FW TW 2023

 ROBINSON PARK

Monthly Financial Package Submission Checklist

Monthly Financial Package Submission Checklist

Financial Date as of: 9/30/2023

Prepared by: Charnay Hightower
 Entity Name: KCDH 112, LLC
 Date Submitted: 10/27/2023

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

KCDH 112 LLC (c606)

Balance Sheet

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

	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	160,790.55
TOTAL CASH	160,790.55
ACCOUNTS RECEIVABLE	
A/R - Intercompany	72,499.75
TOTAL ACCOUNTS RECEIVABLE	72,499.75
OTHER ASSETS	
Prepaid Insurance	7,736.95
TOTAL OTHER ASSETS	7,736.95
TOTAL ASSETS	1,930,750.81
LIABILITIES	
Property Taxes Payable	82,167.75
TOTAL LIABILITIES	82,167.75
OWNERS EQUITY	
Partner Distribution	-397,497.39
Partner EQ.- KCDH LLC	1,995,448.28
Retained Earnings	250,632.17
TOTAL OWNERS EQUITY	1,848,583.06
TOTAL LIABILITIES AND EQUITY	1,930,750.81

KCDH 112 LLC (c606)

Budget Comparison Cash Flow

Period = Sep 2023

Book = Accrual ; Tree = ysi_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
Parking Income	31,392.96	18,365.00	13,027.96	70.94	261,905.58	234,303.00	27,602.58	11.78	297,921.00
TOTAL INCOME	31,392.96	18,365.00	13,027.96	70.94	261,905.58	234,303.00	27,602.58	11.78	297,921.00
OPERATING EXPENSES									
REPAIRS AND MAINTENANCE									
Maintenance Salary	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
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	1,000.00	1,000.00	100.00	1,000.00
Parking and Paving Repairs	0.00	0.00	0.00	N/A	0.00	12,500.00	12,500.00	100.00	12,500.00
Misc. Maintenance/Repairs	5.00	218.33	213.33	97.71	45.00	1,964.97	1,919.97	97.71	2,619.96
Security Equipment	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
TOTAL REPAIRS AND MAINTENANCE	5.00	368.33	363.33	98.64	45.00	17,814.97	17,769.97	99.75	18,919.96
CONTRACT SERVICES									
Snow Removal	0.00	0.00	0.00	N/A	4,487.25	8,000.00	3,512.75	43.91	12,000.00
Ext. Landscaping Contract	495.82	580.00	84.18	14.51	3,126.74	3,480.00	353.26	10.15	4,060.00
Security Expense	0.00	500.00	500.00	100.00	0.00	4,500.00	4,500.00	100.00	6,000.00
TOTAL CONTRACT SERVICES	495.82	1,080.00	584.18	54.09	7,613.99	15,980.00	8,366.01	52.35	22,060.00
UTILITIES									
Electricity	91.42	50.00	-41.42	-82.84	748.26	450.00	-298.26	-66.28	600.00
Water and Sewer	32.68	15.00	-17.68	-117.87	297.95	135.00	-162.95	-120.70	180.00
TOTAL UTILITIES	124.10	65.00	-59.10	-90.92	1,046.21	585.00	-461.21	-78.84	780.00
TAXES AND INSURANCE EXPENSE									
Real Estate Property Tax	9,129.75	9,129.75	0.00	0.00	82,167.75	82,167.75	0.00	0.00	109,557.00
Property Ins Expense	533.13	549.15	16.02	2.92	4,798.23	4,878.35	80.12	1.64	6,525.80
TOTAL TAXES AND INSURANCE	9,662.88	9,678.90	16.02	0.17	86,965.98	87,046.10	80.12	0.09	116,082.80
MANAGEMENT FEES									
Management Fee	240.00	349.80	109.80	31.39	1,440.00	5,004.52	3,564.52	71.23	6,321.96
TOTAL MANAGEMENT FEES	240.00	349.80	109.80	31.39	1,440.00	5,004.52	3,564.52	71.23	6,321.96
NONRECOVERABLE EXPENSES									
PARKING EXPENSES	579.52	0.00	-579.52	N/A	5,945.94	0.00	-5,945.94	N/A	0.00
Parking Contract Expenses	2,460.79	4,770.61	2,309.82	48.42	30,188.65	45,642.37	15,453.72	33.86	58,558.50
TOTAL NONRECOVERABLE EXPENSES	3,040.31	4,770.61	1,730.30	36.27	36,134.59	45,642.37	9,507.78	20.83	58,558.50
TOTAL OPERATING EXPENSES	13,568.11	16,312.64	2,744.53	16.82	133,245.77	172,072.96	38,827.19	22.56	222,723.22
NET OPERATING INCOME/EXP	17,824.85	2,052.36	15,772.49	768.50	128,659.81	62,230.04	66,429.77	106.75	75,197.78
NON OPERATING EXPENSES									
Legal Expense	0.00	250.00	250.00	100.00	32,124.80	2,250.00	-29,874.80	-1,327.77	3,000.00
Audit/Accounting Expense	0.00	0.00	0.00	N/A	-82.89	0.00	82.89	N/A	0.00
Income Tax Expense	0.00	0.00	0.00	N/A	157.62	0.00	-157.62	N/A	0.00
Landlord Expense	0.00	0.00	0.00	N/A	288.97	0.00	-288.97	N/A	0.00
TOTAL NON OPERATING EXPENSES	0.00	250.00	250.00	100.00	32,488.50	2,250.00	-30,238.50	-1,343.93	3,000.00
NET PROFIT-LOSS	17,824.85	1,802.36	16,022.49	888.97	96,171.31	59,980.04	36,191.27	60.34	72,197.78
ADJUSTMENTS									
A/R - Intercompany	-28,932.17	0.00	-28,932.17	N/A	-72,499.75	0.00	-72,499.75	N/A	0.00
Prepaid Insurance	533.13	0.00	533.13	N/A	-5,604.37	0.00	-5,604.37	N/A	0.00
Accounts Payable	-288.97	0.00	-288.97	N/A	-165.17	0.00	-165.17	N/A	0.00
Property Taxes Payable	9,129.75	0.00	9,129.75	N/A	82,167.75	0.00	82,167.75	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	-20,808.26	-1,250.00	-19,558.26	-1,564.66	-7,351.54	-11,250.00	3,898.46	34.65	-15,000.00
CASH FLOW	-2,983.41	552.36	-3,535.77	-640.12	88,819.77	48,730.04	40,089.73	82.27	57,197.78

KCDH 112 LLC (c606)
12 Month Cash Flow
 Period = Oct 2022
 Book = Accrual ; Tree = ysl_cf

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Total
INCOME													
Parking Income	33,403.03	27,117.34	38,421.74	30,194.74	19,186.86	26,923.23	44,974.85	29,915.49	29,852.09	23,068.69	26,396.67	31,392.96	360,847.69
TOTAL INCOME	33,403.03	27,117.34	38,421.74	30,194.74	19,186.86	26,923.23	44,974.85	29,915.49	29,852.09	23,068.69	26,396.67	31,392.96	360,847.69
OPERATING EXPENSES													
REPAIRS AND MAINTENANCE													
Misc. Maintenance/Repairs	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
TOTAL REPAIRS AND MAINTENANCE	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
CONTRACT SERVICES													
Snow Removal	0.00	0.00	296.00	2,172.25	1,427.00	888.00	0.00	0.00	0.00	0.00	0.00	0.00	4,783.25
Ext. Landscaping Contract	737.19	407.04	0.00	0.00	610.00	219.82	0.00	138.00	865.64	439.64	357.82	495.82	4,270.97
TOTAL CONTRACT SERVICES	737.19	407.04	296.00	2,172.25	2,037.00	1,107.82	0.00	138.00	865.64	439.64	357.82	495.82	9,054.22
UTILITIES													
Electricity	53.37	186.47	81.44	85.13	85.58	80.12	52.28	101.43	54.48	111.23	86.59	91.42	1,069.54
Water and Sewer	31.89	32.31	34.76	35.83	30.28	31.89	35.26	27.55	36.48	39.12	28.86	32.68	396.91
TOTAL UTILITIES	85.26	218.78	116.20	120.96	115.86	112.01	87.54	128.98	90.96	150.35	115.45	124.10	1,466.45
TAXES AND INSURANCE EXPENSE													
Real Estate Property Tax	5,899.42	5,899.42	5,899.43	9,129.75	9,129.75	9,129.75	9,129.75	9,129.75	9,129.75	9,129.75	9,129.75	9,129.75	99,866.02
Property Ins Expense	533.15	533.15	533.15	533.15	533.15	533.15	533.13	533.13	533.13	533.13	533.13	533.13	6,397.68
TOTAL TAXES AND INSURANCE	6,432.57	6,432.57	6,432.58	9,662.90	9,662.90	9,662.90	9,662.88	9,662.88	9,662.88	9,662.88	9,662.88	9,662.88	106,263.70
MANAGEMENT FEES													
Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	240.00	240.00	240.00	240.00	240.00	240.00	1,440.00
TOTAL MANAGEMENT FEES	0.00	0.00	0.00	0.00	0.00	0.00	240.00	240.00	240.00	240.00	240.00	240.00	1,440.00
NONRECOVERABLE EXPENSES													
PARKING EXPENSES													
Parking Contract Expenses	763.00	755.78	595.26	876.32	633.08	411.46	576.28	1,016.66	683.04	659.90	509.68	579.52	8,059.98
TOTAL NONRECOVERABLE EXPENSES	3,934.95	4,062.57	3,964.22	5,747.55	3,361.32	4,283.73	4,884.67	3,610.90	4,138.75	3,341.60	3,725.76	3,040.31	48,096.33
TOTAL OPERATING EXPENSES	11,194.97	11,125.96	10,814.00	17,708.66	15,182.08	15,171.46	14,880.09	13,785.76	15,003.23	13,839.47	14,106.91	13,568.11	166,380.70
NET OPERATING INCOME/EXP	22,208.06	15,991.38	27,607.74	12,486.08	4,004.78	11,751.77	30,094.76	16,129.73	14,848.86	9,229.22	12,289.76	17,824.85	194,466.99
NON OPERATING EXPENSES													
Legal Expense	0.00	0.00	0.00	28,557.60	0.00	0.00	0.00	0.00	0.00	3,567.20	0.00	0.00	32,124.80
Audit/Accounting Expense	0.00	0.00	323.40	0.00	-82.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.51
Income Tax Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	157.62	0.00	0.00	0.00	157.62
Landlord Expense	0.00	277.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	288.97	0.00	565.97
TOTAL NON OPERATING EXPENSES	0.00	277.00	323.40	28,557.60	-82.89	0.00	0.00	0.00	157.62	3,567.20	288.97	0.00	33,088.90
NET PROFIT-LOSS	22,208.06	15,714.38	27,284.34	-16,071.52	4,087.67	11,751.77	30,094.76	16,129.73	14,691.24	5,662.02	12,000.79	17,824.85	161,378.09
ADJUSTMENTS													
A/R - Intercompany	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-20,386.99	-23,180.59	-28,932.17	-72,499.75
Prepaid Insurance	533.15	533.15	533.15	533.15	533.15	533.15	533.13	-9,869.47	533.13	533.13	533.13	533.13	-4,004.92

KCDH 112 LLC (c606)

12 Month Cash Flow

Period = Oct 2022

Book = Accrual ; Tree = ysl_cf

	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Total
Accounts Payable	65.00	-325.00	165.17	228.83	-24,955.49	24,857.49	-296.00	0.00	0.00	2,680.37	-2,391.40	-288.97	-260.00
Property Taxes Payable	5,899.42	5,899.42	-90,053.84	9,129.75	9,129.75	9,129.75	9,129.75	9,129.75	9,129.75	9,129.75	9,129.75	9,129.75	3,912.75
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	5,247.57	4,857.57	-90,605.52	8,641.73	-16,542.59	33,270.39	8,116.88	-1,989.72	8,412.88	-9,293.74	-17,159.11	-20,808.26	-87,851.92
CASH FLOW	27,455.63	20,571.95	-63,321.18	-7,429.79	-12,454.92	45,022.16	38,211.64	14,140.01	23,104.12	-3,631.72	-5,158.32	-2,983.41	73,526.17

Aging Detail

DB Caption: Specialty Real Estate_LIVE_DB Property: c606 Status: Current, Past, Future Age As Of: 09/30/2023 Post To: 09/2023

Property	Customer	Lease	Status	Tran#	Charge	Date	Month	Current	0-30	31-60	61-90	Over	Pre-	Total
					Code			Owed	Owed	Owed	Owed	90 Owed	payments	Owed

UserId : gutgy_live Date : 10/24/2023 Time : 4:07 PM

Rent Roll

Property: c606 From Date: 09/30/2023 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly	Monthly	Annual	Annual	Annual	Annual	Security	LOC Amount/
								Rent	Rent	Rent	Rent	Rec.	Misc	Deposit	Bank Guarantee
								Per Area		Per Area	Per Area	Per Area			

Payables Aging Report

Period: 09/2023

As of : 09/30/2023

Payee Code	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Future	Notes
		Notes							Owed	Owed	Owed	Owed	90	Invoice	
													Owed		

KCDH 112, LLC

10/12/2023

Bank Reconciliation Report

9/30/2023

3001302

Posted by: chi on 10/12/2023

Balance Per Bank Statement as of 9/30/2023 161,190.65

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/22/2023	329	evergy - EVERGY	63.06
9/22/2023	330	kcwater - KC WATER	20.03
9/29/2023	332	evergy - EVERGY	28.36
9/29/2023	333	kcwater - KC WATER	12.65
9/29/2023	334	siglan - SIGNATURE LANDSCAPE LLC	276.00
Less:	Outstanding Checks		400.10
	Reconciled Bank Balance		160,790.55

Balance per GL as of 9/30/2023 160,790.55

Reconciled Balance Per G/L 160,790.55

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/30/2023	328	evergy - EVERGY	27.46	9/30/2023
9/7/2023	37	squdeainv - SQUARE DEAL INVESTMENTS	288.97	9/30/2023
9/22/2023	38	robpar - ROBINSON PARK LLC	289.76	9/30/2023
9/22/2023	39	yesene - YES ENERGY MANAGEMENT	5.00	9/30/2023
9/22/2023	331	siglan - SIGNATURE LANDSCAPE LLC	219.82	9/30/2023
9/26/2023	9999	copbro - COPAKEN BROOKS LLC	529.76	9/30/2023
Total Cleared Checks			1,360.77	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/30/2023	JE 29679		-1,250.00	9/30/2023
Total Cleared Other Items			-1,250.00	

FEE SCHEDULE



FEES AND CHARGES. The following fees and charges may be assessed against your account:

Check printing fees vary by the style of check ordered.

Account Reconciliation Fee per hour	\$35.00
Cashiers Check Fee	\$5.00
Check Copy per item	\$2.00
Collection Item Fee	\$25.00
Counter Check Fee	\$1.00
Debit Card Instant or Reissue	\$10.00
Debit Card Overnight Fee	\$50.00
Deposit and Verification Letters	\$25.00
Dormant Fee per month - Your account can become dormant if for 12 months, there is no transactional activity in your checking account or 36 months for savings accounts.	\$20.00
Duplicate Lien Release	\$20.00
Duplicate Statement Fee	\$15.00
Early Closing Fee within the first 90 days	\$25.00
Foreign Currency Exchange	\$25.00
Money Bag Fee	\$15.00
NSF Return Item Fee - The NSF Return Item Fee of \$35.00 may be assessed each time an item is presented for payment including multiple representation of the same items.	\$35.00
Overdraft Fee	\$35.00
Paper Statement Fee	\$5.00
Photocopy Fee per page	\$1.00
Return Mail Fee	\$35.00
Stop Payment Fee	\$35.00
Wire Transfer Fee-Outgoing International	\$45.00
Wire Transfer Fee- Incoming	\$11.00
Wire Transfer Fee- Outgoing Domestic	\$25.00
Wire Transfer Fee-Incoming International	\$20.00

WATERMARK BANK

Member FDIC

Date 9/29/23
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

****Change in Terms - Pursuant to NACHA Operating Rules and Guidelines and other applicable laws, a debit or item may be presented for payment more than one time. We may charge you non-sufficient funds fee (\$35.00) for EACH resubmission of a debit or re-presentation of an item, which means you may incur multiple non-sufficient funds fees if a debit or item is returned more than one time.**

Business Checking		Number of Enclosures	2
Account Number	3001302	Statement Dates	9/01/23 thru 10/01/23
Previous Balance	163,801.42	Days in the statement period	31
Deposits/Credits	.00	Average Ledger	162,671.72
6 Checks/Debits	2,610.77	Average Collected	162,671.72
Service Charge	.00		
Interest Paid	.00		
Ending Balance	161,190.65		

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

DEBITS AND OTHER WITHDRAWALS

Date	Description	Amount
9/08	Settlement ROBINSONPARKLLC- 000018854564598 CCD	288.97-

WATERMARK BANK

Member FDIC

Date 9/29/23
Enclosures

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Business Checking 3001302 (Continued)

DEBITS AND OTHER WITHDRAWALS		
Date	Description	Amount
9/15	111926088730783 Transfer CH x1302 to CH x1021 TMID:T000008872538	1,250.00-
9/25	Dist Transfer for Mgr Comp Settlement ROBINSONPARKLLC- 000018951484178 CCD	294.76-
9/26	111926089566000 wire Transfer Debit Copaken Brooks LLC 101006699 10029408 1100 walnut Street Kansas City MO 64106 NBH BANK GREENWOOD VILLAGE CO 20230926MMQFMPTC000007 20230926MMQFMPHC000031 09260840FT03	529.76-

CHECK DETAILS					
Date	Check #	Amount	Date	Check #	Amount
9/06	328	27.46	9/28	331*	219.82

* Indicates Break In Check Number Sequence

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
9/01	163,801.42	9/06	163,773.96	9/08	163,484.99
9/15	162,234.99	9/25	161,940.23	9/26	161,410.47
9/28	161,190.65				



Date 9/29/23
Enclosures

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Business Checking

3001302 (Continued)

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

THE CHECK IS VOID WITHOUT THE SAFETY FEATURES ON THE BACK

Apply to account: -- KCDH 112 LLC

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

1337 1090 DATE 08/30/2023 0000000328

AMOUNT
**\$27.46

PAY TO THE ORDER OF TWENTY-SEVEN DOLLARS AND 46/100
EVERCY
WATERMARK BANK

VOID After 90 Days

0000000328 *103043376* 3004302*

Check 328 Date: 09/06 Amount: \$27.46

THE CHECK IS VOID WITHOUT THE SAFETY FEATURES ON THE BACK

Apply to account: -- KCDH 112 LLC

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

1337 1090 DATE 09/22/2023 0000000331

AMOUNT
**\$219.82

PAY TO THE ORDER OF TWO HUNDRED NINETEEN DOLLARS AND 82/100
SIGNATURE LANDSCAPE LLC
WATERMARK BANK

VOID After 90 Days

0000000331 *103043376* 3004302*

Check 331 Date: 09/28 Amount: \$219.82

