

Owner Monthly Report

June 2023

130 Robin Hill, LLC

Prepared By : Westerlay Real Estate Group Inc.
315 Meigs Rd Ste A407 Santa Barbara CA 93109-1900

130 Robin Hill LLC
315 Meigs Road, Suite A407
Santa Barbara, CA 93109



Cash Flow Statement

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
 130 Robin Hill, LLC
 Month = Jun 2023
 Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Income	38,709.65	0.00	459,276.12	0.00
Expenses	11,138.52	0.00	296,468.17	0.00
Net Operating Income	27,571.13	0.00	162,807.95	0.00
Cash Flow	27,571.13	0.00	162,807.95	0.00
<i>Other Sources & Uses of Cash</i>				
Total Other Cash Activity	0.00	0.00	0.00	0.00
CASH FLOW	27,571.13	0.00	162,807.95	0.00

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	330,074.02	357,645.15	27,571.13
TOTAL CASH	330,074.02	357,645.15	27,571.13

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	194,837.20	357,645.15	162,807.95
TOTAL CASH	194,837.20	357,645.15	162,807.95

Balance Sheet

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
 130 Robin Hill, LLC
 Month = Jun 2023
 Book = Cash

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Operating Cash	357,645.15
TOTAL CASH	357,645.15
PROPERTY	
Buildings	6,500,000.00
TOTAL PROPERTY	6,500,000.00
OTHER ASSETS	
Utility Deposits	569.00
Closing Costs	4,629.50
TOTAL OTHER ASSETS	5,198.50
TOTAL ASSETS	6,862,843.65
LIABILITIES AND CAPITAL	
LIABILITIES	
SHORT-TERM LIABILITIES	
Security Deposits	28,535.59
TOTAL SHORT-TERM LIABILITIES	28,535.59
TOTAL LIABILITIES	28,535.59
CAPITAL	
Capital - 130 RH LLC	6,468,905.89
Draws - 130 RH LLC	-900,000.00
Retained Earnings	621,525.75
Prior Years Retained Earnings	643,876.42
TOTAL CAPITAL	6,834,308.06
TOTAL LIABILITIES AND CAPITAL	6,862,843.65

Income Statement

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
 130 Robin Hill, LLC
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ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
RENTAL INCOME				
Rent Income	36,276.32	93.71	439,530.04	95.70
Prepaid Rent	0.00	0.00	-3,592.57	-0.78
Rent Concessions	0.00	0.00	-10,632.02	-2.32
TOTAL RENTAL INCOME	36,276.32	93.71	425,305.45	92.60
CAM INCOME				
CAM Income	833.83	2.15	25,081.30	5.46
CAM Prior Year	2,479.93	6.41	12,863.16	2.80
TOTAL CAM INCOME	3,313.76	8.56	37,944.46	8.26
OTHER INCOME				
Reimbursed Expenses	-880.43	-2.27	-3,973.79	-0.87
TOTAL OTHER INCOME	-880.43	-2.27	-3,973.79	-0.87
TOTAL INCOME	38,709.65	100.00	459,276.12	100.00
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
CAM UTILITIES				
Electricity	932.52	2.41	16,228.70	3.53
Gas	305.64	0.79	4,430.07	0.96
Water & Sewer	275.43	0.71	6,870.98	1.50
TOTAL CAM UTILITIES	1,513.59	3.91	27,529.75	5.99
CAM JANITORIAL				
Janitorial Contract	1,750.00	4.52	19,573.00	4.26
Janitorial Extra	0.00	0.00	5,592.50	1.22
Janitorial Supplies	0.00	0.00	2,882.00	0.63
TOTAL CAM JANITORIAL	1,750.00	4.52	28,047.50	6.11
CAM MAINTENANCE & REPAIR				
Elevator Extra	0.00	0.00	39.04	0.01
HVAC Contract	0.00	0.00	1,850.00	0.40
HVAC Extra	0.00	0.00	1,940.21	0.42
Locks & Keys	185.00	0.48	2,876.88	0.63
Painting	0.00	0.00	16.98	0.00
Plumbing Repair	0.00	0.00	1,257.79	0.27
Roof Repair	0.00	0.00	2,690.22	0.59
Other Maint & Repair	198.00	0.51	2,590.84	0.56
TOTAL CAM MAINTENANCE & REPAIR	383.00	0.99	13,261.96	2.89
CAM ADMINISTRATION				
Management Fees	2,400.00	6.20	28,800.00	6.27
Signs	226.12	0.58	6,183.97	1.35
TOTAL CAM ADMINISTRATION	2,626.12	6.78	34,983.97	7.62
CAM SERVICES				
Office Expense	338.19	0.87	1,420.44	0.31

Income Statement

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)

130 Robin Hill, LLC

Month = Jun 2023

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Landscape Contract	2,200.00	5.68	29,200.00	6.36
Landscape Extra	0.00	0.00	39,647.08	8.63
Pest Control	105.00	0.27	315.00	0.07
Rubbish	1,723.10	4.45	10,290.38	2.24
Security Contract	447.83	1.16	5,956.79	1.30
Security & Alarm	0.00	0.00	2,424.74	0.53
TOTAL CAM SERVICES	4,814.12	12.44	89,254.43	19.43
CAM INSURANCE				
Property Insurance	0.00	0.00	27,287.63	5.94
TOTAL CAM INSURANCE	0.00	0.00	27,287.63	5.94
CAM PROPERTY TAXES				
Property Taxes	0.00	0.00	73,340.10	15.97
TOTAL CAM PROPERTY TAXES	0.00	0.00	73,340.10	15.97
TOTAL RECOVERABLE EXPENSES	11,086.83	28.64	293,705.34	63.95
UNRECOVERABLE EXPENSES				
Bank Charge Expense	30.00	0.08	30.00	0.01
Professional Services	0.00	0.00	2,723.00	0.59
VACANCY				
Vacancy Expense	21.69	0.06	9.83	0.00
TOTAL VACANCY	21.69	0.06	9.83	0.00
TOTAL UNRECOVERABLE EXPENSES	51.69	0.13	2,762.83	0.60
TOTAL OPERATING EXPENSE	11,138.52	28.77	296,468.17	64.55
NET OPERATING INCOME	27,571.13	71.23	162,807.95	35.45
NET INCOME	27,571.13	71.23	162,807.95	35.45

Budget Comparison

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
 130 Robin Hill, LLC
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ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000-0000	INCOME									
4010-0000	RENTAL INCOME									
4010-0020	Rent Income	36,276.32	0.00	36,276.32	N/A	439,530.04	0.00	439,530.04	N/A	0.00
4010-0030	Prepaid Rent	0.00	0.00	0.00	N/A	-3,592.57	0.00	-3,592.57	N/A	0.00
4010-0050	Rent Concessions	0.00	0.00	0.00	N/A	-10,632.02	0.00	-10,632.02	N/A	0.00
4010-9999	TOTAL RENTAL INCOME	36,276.32	0.00	36,276.32	N/A	425,305.45	0.00	425,305.45	N/A	0.00
4020-0000	CAM INCOME									
4020-0010	CAM Income	833.83	0.00	833.83	N/A	25,081.30	0.00	25,081.30	N/A	0.00
4020-0090	CAM Prior Year	2,479.93	0.00	2,479.93	N/A	12,863.16	0.00	12,863.16	N/A	0.00
4020-9999	TOTAL CAM INCOME	3,313.76	0.00	3,313.76	N/A	37,944.46	0.00	37,944.46	N/A	0.00
4030-0000	OTHER INCOME									
4030-0030	Reimbursed Expenses	-880.43	0.00	-880.43	N/A	-3,973.79	0.00	-3,973.79	N/A	0.00
4030-9999	TOTAL OTHER INCOME	-880.43	0.00	-880.43	N/A	-3,973.79	0.00	-3,973.79	N/A	0.00
4999-9999	TOTAL INCOME	38,709.65	0.00	38,709.65	N/A	459,276.12	0.00	459,276.12	N/A	0.00
5000-0000	OPERATING EXPENSES									
5001-0000	RECOVERABLE EXPENSES									
5010-0000	CAM UTILITIES									
5010-0010	Electricity	932.52	0.00	-932.52	N/A	16,228.70	0.00	-16,228.70	N/A	0.00
5010-0020	Gas	305.64	0.00	-305.64	N/A	4,430.07	0.00	-4,430.07	N/A	0.00
5010-0030	Water & Sewer	275.43	0.00	-275.43	N/A	6,870.98	0.00	-6,870.98	N/A	0.00
5010-9999	TOTAL CAM UTILITIES	1,513.59	0.00	-1,513.59	N/A	27,529.75	0.00	-27,529.75	N/A	0.00
5020-0000	CAM JANITORIAL									
5020-0010	Janitorial Contract	1,750.00	0.00	-1,750.00	N/A	19,573.00	0.00	-19,573.00	N/A	0.00
5020-0020	Janitorial Extra	0.00	0.00	0.00	N/A	5,592.50	0.00	-5,592.50	N/A	0.00
5020-0030	Janitorial Supplies	0.00	0.00	0.00	N/A	2,882.00	0.00	-2,882.00	N/A	0.00
5020-9999	TOTAL CAM JANITORIAL	1,750.00	0.00	-1,750.00	N/A	28,047.50	0.00	-28,047.50	N/A	0.00
5030-0000	CAM MAINTENANCE & REPAIR									
5030-0030	Elevator Extra	0.00	0.00	0.00	N/A	39.04	0.00	-39.04	N/A	0.00
5030-0040	HVAC Contract	0.00	0.00	0.00	N/A	1,850.00	0.00	-1,850.00	N/A	0.00

Budget Comparison

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
 130 Robin Hill, LLC
 Month = Jun 2023
 Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5030-0050	HVAC Extra	0.00	0.00	0.00	N/A	1,940.21	0.00	-1,940.21	N/A	0.00
5030-0070	Locks & Keys	185.00	0.00	-185.00	N/A	2,876.88	0.00	-2,876.88	N/A	0.00
5030-0080	Painting	0.00	0.00	0.00	N/A	16.98	0.00	-16.98	N/A	0.00
5030-0100	Plumbing Repair	0.00	0.00	0.00	N/A	1,257.79	0.00	-1,257.79	N/A	0.00
5030-0110	Roof Repair	0.00	0.00	0.00	N/A	2,690.22	0.00	-2,690.22	N/A	0.00
5030-0120	Other Maint & Repair	198.00	0.00	-198.00	N/A	2,590.84	0.00	-2,590.84	N/A	0.00
5030-9999	TOTAL CAM MAINTENANCE & REPAIR	383.00	0.00	-383.00	N/A	13,261.96	0.00	-13,261.96	N/A	0.00
5040-0000	CAM ADMINISTRATION									
5040-0010	Management Fees	2,400.00	0.00	-2,400.00	N/A	28,800.00	0.00	-28,800.00	N/A	0.00
5040-0020	Signs	226.12	0.00	-226.12	N/A	6,183.97	0.00	-6,183.97	N/A	0.00
5040-9999	TOTAL CAM ADMINISTRATION	2,626.12	0.00	-2,626.12	N/A	34,983.97	0.00	-34,983.97	N/A	0.00
5050-0000	CAM SERVICES									
5050-0010	Office Expense	338.19	0.00	-338.19	N/A	1,420.44	0.00	-1,420.44	N/A	0.00
5050-0030	Landscape Contract	2,200.00	0.00	-2,200.00	N/A	29,200.00	0.00	-29,200.00	N/A	0.00
5050-0040	Landscape Extra	0.00	0.00	0.00	N/A	39,647.08	0.00	-39,647.08	N/A	0.00
5050-0060	Pest Control	105.00	0.00	-105.00	N/A	315.00	0.00	-315.00	N/A	0.00
5050-0070	Rubbish	1,723.10	0.00	-1,723.10	N/A	10,290.38	0.00	-10,290.38	N/A	0.00
5050-0090	Security Contract	447.83	0.00	-447.83	N/A	5,956.79	0.00	-5,956.79	N/A	0.00
5050-0110	Security & Alarm	0.00	0.00	0.00	N/A	2,424.74	0.00	-2,424.74	N/A	0.00
5050-9999	TOTAL CAM SERVICES	4,814.12	0.00	-4,814.12	N/A	89,254.43	0.00	-89,254.43	N/A	0.00
5060-0000	CAM INSURANCE									
5060-0010	Property Insurance	0.00	0.00	0.00	N/A	27,287.63	0.00	-27,287.63	N/A	0.00
5060-9999	TOTAL CAM INSURANCE	0.00	0.00	0.00	N/A	27,287.63	0.00	-27,287.63	N/A	0.00
5070-0000	CAM PROPERTY TAXES									
5070-0010	Property Taxes	0.00	0.00	0.00	N/A	73,340.10	0.00	-73,340.10	N/A	0.00
5070-9999	TOTAL CAM PROPERTY TAXES	0.00	0.00	0.00	N/A	73,340.10	0.00	-73,340.10	N/A	0.00
5999-9999	TOTAL RECOVERABLE EXPENSES	11,086.83	0.00	-11,086.83	N/A	293,705.34	0.00	-293,705.34	N/A	0.00
6001-0000	UNRECOVERABLE EXPENSES									
6010-0050	Bank Charge Expense	30.00	0.00	-30.00	N/A	30.00	0.00	-30.00	N/A	0.00
6010-0060	Professional Services	0.00	0.00	0.00	N/A	2,723.00	0.00	-2,723.00	N/A	0.00
6020-0000	VACANCY									

Budget Comparison

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
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ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6020-0010	Vacancy Expense	21.69	0.00	-21.69	N/A	9.83	0.00	-9.83	N/A	0.00
6020-9999	TOTAL VACANCY	21.69	0.00	-21.69	N/A	9.83	0.00	-9.83	N/A	0.00
6999-9999	TOTAL UNRECOVERABLE EXPENSES	51.69	0.00	-51.69	N/A	2,762.83	0.00	-2,762.83	N/A	0.00
7999-0000	TOTAL OPERATING EXPENSE	11,138.52	0.00	-11,138.52	N/A	296,468.17	0.00	-296,468.17	N/A	0.00
7999-9999	NET OPERATING INCOME	27,571.13	0.00	27,571.13	N/A	162,807.95	0.00	162,807.95	N/A	0.00
9090-0000	NET INCOME	27,571.13	0.00	27,571.13	N/A	162,807.95	0.00	162,807.95	N/A	0.00
	CASH FLOW	27,571.13	0.00	27,571.13	N/A	162,807.95	0.00	162,807.95	N/A	0.00

Rent Roll

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)

As Of = 06/30/2023

Month = 06/2023

Unit	Unit SqFt	Tenant Name	Actual Rent	Actual Rent per Sqft	Tenant Deposit	Other Deposit	Misc	Misc per Sqft	Move In	Lease Expiration	Move Out	Balance
Current/Notice/Vacant Tenants												
100	8,818.00	SBCERS	10,626.00	1.21	0.00	0.00	0.00	0.00	07/22/2020	06/30/2022		-10,626.00
105	5,241.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
200	4,518.00	Frontier Technology, Inc. Frontier Technology, Inc.	9,389.67	2.08	9,400.00	0.00	0.00	0.00	09/01/2016			0.00
242	2,228.00	MedClaim, Inc.	4,078.77	1.83	4,630.59	0.00	0.00	0.00	09/10/2018	09/30/2026		1,723.65
250	10,028.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
132-A	8,282.00	GraphicInk, Inc.	10,610.00	1.28	10,000.00	0.00	0.00	0.00	09/01/2016	11/30/2026		13,002.05
132-B	2,377.00	Paul Wolthausen	3,180.00	1.34	4,505.00	0.00	0.00	0.00	03/01/2022	09/30/2025		4,242.95
132-C	300.00	Paul Wolthausen	0.00	0.00	0.00	0.00	0.00	0.00	03/01/2022	09/30/2025		0.00
Total		130 Robin Hill, LLC	37,884.44	0.91	28,535.59	0.00	0.00	0.00				8,342.65

Summary Groups	Square Footage	Actual Rent	Security Deposit	Other Deposits	Misc	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Tenants	41,792.00	37,884.44	28,535.59	0.00	0.00	8	75.00	63.46	8,342.64
Future Tenants/Applicants	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
Occupied Units	26,523.00	0.00	0.00	0.00	0.00	6	75.00	63.46	0.00
Total Vacant Units	15,269.00	0.00	0.00	0.00	0.00	2	25.00	36.53	0.00
Totals:	41,792.00	37,884.44	28,535.59	0.00	0.00	8	100.00	100.00	8,342.64