

# Owner Monthly Report

September 2024

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 = Sep 2024  
 Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Income	30,883.09	0.00	162,381.88	0.00
Expenses	14,030.39	0.00	65,006.28	0.00
<b>Net Operating Income</b>	<b>16,852.70</b>	<b>0.00</b>	<b>97,375.60</b>	<b>0.00</b>
<b>Cash Flow</b>	<b>16,852.70</b>	<b>0.00</b>	<b>97,375.60</b>	<b>0.00</b>
<i>Other Sources &amp; Uses of Cash</i>				
Capital - 130 RH LLC	0.00	0.00	623,352.47	0.00
Draws - 130 RH LLC	0.00	0.00	-1,246,794.94	0.00
<b>Total Other Cash Activity</b>	<b>0.00</b>	<b>0.00</b>	<b>-623,442.47</b>	<b>0.00</b>
<b>CASH FLOW</b>	<b>16,852.70</b>	<b>0.00</b>	<b>-526,066.87</b>	<b>0.00</b>

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	63,578.04	80,394.98	16,816.94
Money Market	10,268.73	10,304.49	35.76
<b>TOTAL CASH</b>	<b>73,846.77</b>	<b>90,699.47</b>	<b>16,852.70</b>

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	114,115.76	80,394.98	-33,720.78
Money Market	502,650.58	10,304.49	-492,346.09
<b>TOTAL CASH</b>	<b>616,766.34</b>	<b>90,699.47</b>	<b>-526,066.87</b>

**Balance Sheet**

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)  
 130 Robin Hill, LLC  
 Month = Sep 2024  
 Book = Cash

ACCOUNT	CURRENT BALANCE
<b>ASSETS</b>	
CASH	
Operating Cash	80,394.98
Money Market	10,304.49
TOTAL CASH	90,699.47
PREPAID EXPENSES	
TOTAL PREPAID EXPENSES	0.00
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
<b>TOTAL ASSETS</b>	<b>6,595,897.97</b>
<b>LIABILITIES AND CAPITAL</b>	
LIABILITIES	
SHORT-TERM LIABILITIES	
Security Deposits	37,170.59
TOTAL SHORT-TERM LIABILITIES	37,170.59
TOTAL LIABILITIES	37,170.59
CAPITAL	
Capital - 130 RH LLC	7,092,258.36
Draws - 130 RH LLC	-2,146,794.94
Retained Earnings	969,387.54
Prior Years Retained Earnings	643,876.42
TOTAL CAPITAL	6,558,727.38
<b>TOTAL LIABILITIES AND CAPITAL</b>	<b>6,595,897.97</b>

# Income Statement

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)  
 130 Robin Hill, LLC  
 Month = Sep 2024  
 Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
<b>INCOME</b>				
RENTAL INCOME				
Rent Income	45,432.59	147.11	135,163.81	83.24
Prepaid Rent	-22,316.41	-72.26	0.00	0.00
<b>TOTAL RENTAL INCOME</b>	<b>23,116.18</b>	<b>74.85</b>	<b>135,163.81</b>	<b>83.24</b>
CAM INCOME				
CAM Income	7,577.89	24.54	22,733.67	14.00
CAM Prior Year	0.00	0.00	1,677.23	1.03
<b>TOTAL CAM INCOME</b>	<b>7,577.89</b>	<b>24.54</b>	<b>24,410.90</b>	<b>15.03</b>
OTHER INCOME				
Reimbursed Expenses	153.26	0.50	153.26	0.09
Interest Income	35.76	0.12	2,653.91	1.63
<b>TOTAL OTHER INCOME</b>	<b>189.02</b>	<b>0.61</b>	<b>2,807.17</b>	<b>1.73</b>
<b>TOTAL INCOME</b>	<b>30,883.09</b>	<b>100.00</b>	<b>162,381.88</b>	<b>100.00</b>
<b>OPERATING EXPENSES</b>				
RECOVERABLE EXPENSES				
CAM UTILITIES				
Electricity	878.02	2.84	4,002.82	2.47
Gas	94.56	0.31	368.17	0.23
Water & Sewer	956.53	3.10	2,410.80	1.48
<b>TOTAL CAM UTILITIES</b>	<b>1,929.11</b>	<b>6.25</b>	<b>6,781.79</b>	<b>4.18</b>
CAM JANITORIAL				
Janitorial Contract	1,750.00	5.67	5,250.00	3.23
Janitorial Supplies	187.00	0.61	596.00	0.37
<b>TOTAL CAM JANITORIAL</b>	<b>1,937.00</b>	<b>6.27</b>	<b>5,846.00</b>	<b>3.60</b>
CAM MAINTENANCE & REPAIR				
Elevator Contract	202.65	0.66	607.95	0.37
Elevator Extra	1,994.00	6.46	2,669.00	1.64
HVAC Contract	0.00	0.00	1,850.00	1.14
Locks & Keys	917.88	2.97	1,012.88	0.62
Other Maint & Repair	249.30	0.81	498.60	0.31
<b>TOTAL CAM MAINTENANCE &amp; REPAIR</b>	<b>3,363.83</b>	<b>10.89</b>	<b>6,638.43</b>	<b>4.09</b>
CAM ADMINISTRATION				
Management Fees	2,400.00	7.77	7,200.00	4.43
<b>TOTAL CAM ADMINISTRATION</b>	<b>2,400.00</b>	<b>7.77</b>	<b>7,200.00</b>	<b>4.43</b>
CAM SERVICES				
Office Expense	0.00	0.00	327.24	0.20
Landscape Contract	2,398.00	7.76	7,194.00	4.43
Landscape Extra	0.00	0.00	57.66	0.04
Pest Control	0.00	0.00	105.00	0.06
Rubbish	958.24	3.10	2,829.32	1.74
Security Contract	494.21	1.60	1,436.25	0.88

# Income Statement

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)  
130 Robin Hill, LLC  
Month = Sep 2024  
Book = Cash

<b>ACCOUNT</b>	<b>MONTH TO DATE</b>	<b>%</b>	<b>YEAR TO DATE</b>	<b>%</b>
Security & Alarm	550.00	1.78	1,420.00	0.87
<b>TOTAL CAM SERVICES</b>	<b>4,400.45</b>	<b>14.25</b>	<b>13,369.47</b>	<b>8.23</b>
<b>CAM INSURANCE</b>				
Property Insurance	0.00	0.00	20,010.59	12.32
<b>TOTAL CAM INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>20,010.59</b>	<b>12.32</b>
<b>TOTAL RECOVERABLE EXPENSES</b>	<b>14,030.39</b>	<b>45.43</b>	<b>59,846.28</b>	<b>36.86</b>
<b>UNRECOVERABLE EXPENSES</b>				
Legal	0.00	0.00	3,360.00	2.07
Professional Services	0.00	0.00	1,800.00	1.11
<b>TOTAL UNRECOVERABLE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>5,160.00</b>	<b>3.18</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>14,030.39</b>	<b>45.43</b>	<b>65,006.28</b>	<b>40.03</b>
<b>NET OPERATING INCOME</b>	<b>16,852.70</b>	<b>54.57</b>	<b>97,375.60</b>	<b>59.97</b>
<b>NET INCOME</b>	<b>16,852.70</b>	<b>54.57</b>	<b>97,375.60</b>	<b>59.97</b>

**Budget Comparison**

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)  
 130 Robin Hill, LLC  
 Month = Sep 2024  
 Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>4000-0000</b>	<b>INCOME</b>									
4010-0000	RENTAL INCOME									
4010-0020	Rent Income	45,432.59	39,535.00	5,897.59	14.92	135,163.81	352,875.00	-217,711.19	-61.70	0.00
4010-0030	Prepaid Rent	-22,316.41	0.00	-22,316.41	N/A	0.00	0.00	0.00	N/A	0.00
4010-9999	TOTAL RENTAL INCOME	23,116.18	39,535.00	-16,418.82	-41.53	135,163.81	352,875.00	-217,711.19	-61.70	0.00
4020-0000	CAM INCOME									
4020-0010	CAM Income	7,577.89	7,577.92	-0.03	0.00	22,733.67	68,201.92	-45,468.25	-66.67	0.00
4020-0020	CAM Utility Income	0.00	0.00	0.00	N/A	0.00	6,489.00	-6,489.00	-100.00	0.00
4020-0090	CAM Prior Year	0.00	0.00	0.00	N/A	1,677.23	0.00	1,677.23	N/A	0.00
4020-9999	TOTAL CAM INCOME	7,577.89	7,577.92	-0.03	0.00	24,410.90	74,690.92	-50,280.02	-67.32	0.00
4030-0000	OTHER INCOME									
4030-0030	Reimbursed Expenses	153.26	0.00	153.26	N/A	153.26	0.00	153.26	N/A	0.00
4030-0070	Interest Income	35.76	0.00	35.76	N/A	2,653.91	0.00	2,653.91	N/A	0.00
4030-9999	TOTAL OTHER INCOME	189.02	0.00	189.02	N/A	2,807.17	0.00	2,807.17	N/A	0.00
<b>4999-9999</b>	<b>TOTAL INCOME</b>	<b>30,883.09</b>	<b>47,112.92</b>	<b>-16,229.83</b>	<b>-34.45</b>	<b>162,381.88</b>	<b>427,565.92</b>	<b>-265,184.04</b>	<b>-62.02</b>	<b>0.00</b>
<b>5000-0000</b>	<b>OPERATING EXPENSES</b>									
5001-0000	RECOVERABLE EXPENSES									
5010-0000	CAM UTILITIES									
5010-0010	Electricity	878.02	2,085.00	1,206.98	57.89	4,002.82	18,765.00	14,762.18	78.67	0.00
5010-0020	Gas	94.56	450.00	355.44	78.99	368.17	4,050.00	3,681.83	90.91	0.00
5010-0030	Water & Sewer	956.53	550.00	-406.53	-73.91	2,410.80	4,950.00	2,539.20	51.30	0.00
5010-9999	TOTAL CAM UTILITIES	1,929.11	3,085.00	1,155.89	37.47	6,781.79	27,765.00	20,983.21	75.57	0.00
5020-0000	CAM JANITORIAL									
5020-0010	Janitorial Contract	1,750.00	1,750.00	0.00	0.00	5,250.00	15,750.00	10,500.00	66.67	0.00
5020-0020	Janitorial Extra	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	0.00
5020-0030	Janitorial Supplies	187.00	100.00	-87.00	-87.00	596.00	900.00	304.00	33.78	0.00
5020-0040	Window Cleaning	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	0.00
5020-9999	TOTAL CAM JANITORIAL	1,937.00	1,950.00	13.00	0.67	5,846.00	19,550.00	13,704.00	70.10	0.00
5030-0000	CAM MAINTENANCE & REPAIR									

**Budget Comparison**

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)  
 130 Robin Hill, LLC  
 Month = Sep 2024  
 Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5030-0020	Elevator Contract	202.65	247.00	44.35	17.96	607.95	2,223.00	1,615.05	72.65	0.00
5030-0030	Elevator Extra	1,994.00	0.00	-1,994.00	N/A	2,669.00	0.00	-2,669.00	N/A	0.00
5030-0040	HVAC Contract	0.00	0.00	0.00	N/A	1,850.00	5,550.00	3,700.00	66.67	0.00
5030-0050	HVAC Extra	0.00	150.00	150.00	100.00	0.00	1,350.00	1,350.00	100.00	0.00
5030-0060	Lighting Maintenance	0.00	0.00	0.00	N/A	0.00	900.00	900.00	100.00	0.00
5030-0070	Locks & Keys	917.88	50.00	-867.88	-1,735.76	1,012.88	250.00	-762.88	-305.15	0.00
5030-0100	Plumbing Repair	0.00	100.00	100.00	100.00	0.00	1,320.00	1,320.00	100.00	0.00
5030-0120	Other Maint & Repair	249.30	400.00	150.70	37.67	498.60	3,600.00	3,101.40	86.15	0.00
5030-9999	TOTAL CAM MAINTENANCE & REPAIR	3,363.83	947.00	-2,416.83	-255.21	6,638.43	15,193.00	8,554.57	56.31	0.00
5040-0000	CAM ADMINISTRATION									
5040-0010	Management Fees	2,400.00	2,400.00	0.00	0.00	7,200.00	21,600.00	14,400.00	66.67	0.00
5040-9999	TOTAL CAM ADMINISTRATION	2,400.00	2,400.00	0.00	0.00	7,200.00	21,600.00	14,400.00	66.67	0.00
5050-0000	CAM SERVICES									
5050-0010	Office Expense	0.00	0.00	0.00	N/A	327.24	200.00	-127.24	-63.62	0.00
5050-0030	Landscape Contract	2,398.00	2,398.00	0.00	0.00	7,194.00	21,582.00	14,388.00	66.67	0.00
5050-0040	Landscape Extra	0.00	200.00	200.00	100.00	57.66	1,800.00	1,742.34	96.80	0.00
5050-0060	Pest Control	0.00	0.00	0.00	N/A	105.00	315.00	210.00	66.67	0.00
5050-0070	Rubbish	958.24	913.00	-45.24	-4.96	2,829.32	8,217.00	5,387.68	65.57	0.00
5050-0090	Security Contract	494.21	448.00	-46.21	-10.31	1,436.25	4,032.00	2,595.75	64.38	0.00
5050-0110	Security & Alarm	550.00	650.00	100.00	15.38	1,420.00	2,962.00	1,542.00	52.06	0.00
5050-9999	TOTAL CAM SERVICES	4,400.45	4,609.00	208.55	4.52	13,369.47	39,108.00	25,738.53	65.81	0.00
5060-0000	CAM INSURANCE									
5060-0010	Property Insurance	0.00	0.00	0.00	N/A	20,010.59	22,932.00	2,921.41	12.74	0.00
5060-9999	TOTAL CAM INSURANCE	0.00	0.00	0.00	N/A	20,010.59	22,932.00	2,921.41	12.74	0.00
5070-0000	CAM PROPERTY TAXES									
5070-0010	Property Taxes	0.00	0.00	0.00	N/A	0.00	41,690.00	41,690.00	100.00	0.00
5070-9999	TOTAL CAM PROPERTY TAXES	0.00	0.00	0.00	N/A	0.00	41,690.00	41,690.00	100.00	0.00
5999-9999	TOTAL RECOVERABLE EXPENSES	14,030.39	12,991.00	-1,039.39	-8.00	59,846.28	187,838.00	127,991.72	68.14	0.00
6001-0000	UNRECOVERABLE EXPENSES									
6010-0010	Legal	0.00	0.00	0.00	N/A	3,360.00	0.00	-3,360.00	N/A	0.00
6010-0060	Professional Services	0.00	0.00	0.00	N/A	1,800.00	0.00	-1,800.00	N/A	0.00

**Budget Comparison**

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)  
 130 Robin Hill, LLC  
 Month = Sep 2024  
 Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6999-9999	TOTAL UNRECOVERABLE EXPENSES	0.00	0.00	0.00	N/A	5,160.00	0.00	-5,160.00	N/A	0.00
<b>7999-0000</b>	<b>TOTAL OPERATING EXPENSE</b>	<b>14,030.39</b>	<b>12,991.00</b>	<b>-1,039.39</b>	<b>-8.00</b>	<b>65,006.28</b>	<b>187,838.00</b>	<b>122,831.72</b>	<b>65.39</b>	<b>0.00</b>
<b>7999-9999</b>	<b>NET OPERATING INCOME</b>	<b>16,852.70</b>	<b>34,121.92</b>	<b>-17,269.22</b>	<b>-50.61</b>	<b>97,375.60</b>	<b>239,727.92</b>	<b>-142,352.32</b>	<b>-59.38</b>	<b>0.00</b>
<b>9090-0000</b>	<b>NET INCOME</b>	<b>16,852.70</b>	<b>34,121.92</b>	<b>-17,269.22</b>	<b>-50.61</b>	<b>97,375.60</b>	<b>239,727.92</b>	<b>-142,352.32</b>	<b>-59.38</b>	<b>0.00</b>
	CASH FLOW	16,852.70	34,121.92	-17,269.22	-50.61	97,375.60	239,727.92	-142,352.32	-59.38	0.00



**Rent Roll**

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

As Of = 09/30/2024

Month = 09/2024

Unit	Unit SqFt	Tenant Name	Actual Rent	Actual Rent per Sqft	Tenant Deposit	Other Deposit	Misc	Misc per Sqft	Misc Move In	Lease Expiration	Move Out	Balance
<b>Current/Notice/Vacant Tenants</b>												
100	8,818.00	SBCERS	17,129.87	1.94	0.00	0.00	0.00	0.00	07/01/2020	06/30/2033		0.00
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.	4,201.13	1.89	4,630.59	0.00	0.00	0.00	09/10/2018	09/30/2026		-1,500.00
250	3,454.00	Cornerstone Medical Associates, Inc.	0.00	0.00	8,635.00	0.00	0.00	0.00	11/01/2023	10/31/2028		-8,635.00
260	6,574.00	VACANT	0.00	0.00	0.00	0.00	0.00	0.00				0.00
132-A	8,282.00	GraphicInk, Inc.	10,860.00	1.31	10,000.00	0.00	0.00	0.00	09/01/2016	11/30/2026		7,549.58
132-B	2,377.00	Paul Wolthausen	3,284.94	1.38	4,505.00	0.00	0.00	0.00	03/01/2022	09/30/2025		650.00
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
<b>Total</b>		<b>130 Robin Hill, LLC</b>	<b>44,865.61</b>	<b>1.07</b>	<b>37,170.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>				<b>-1,935.42</b>

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	44,865.61	37,170.59	0.00	0.00	9	77.77	71.72	-1,935.42
Future Tenants/Applicants	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
Occupied Units	29,977.00	0.00	0.00	0.00	0.00	7	77.77	71.72	0.00
Total Vacant Units	11,815.00	0.00	0.00	0.00	0.00	2	22.22	28.27	0.00
<b>Totals:</b>	<b>41,792.00</b>	<b>44,865.61</b>	<b>37,170.59</b>	<b>0.00</b>	<b>0.00</b>	<b>9</b>	<b>100.00</b>	<b>100.00</b>	<b>-1,935.42</b>