

Owner Monthly Report

August 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 = Aug 2023

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Income	41,844.66	0.00	86,111.76	0.00
Expenses	36,586.76	0.00	59,045.91	0.00
Net Operating Income	5,257.90	0.00	27,065.85	0.00
Cash Flow	5,257.90	0.00	27,065.85	0.00
<i>Other Sources & Uses of Cash</i>				
Total Other Cash Activity	0.00	0.00	0.00	0.00
CASH FLOW	5,257.90	0.00	27,065.85	0.00

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	379,453.10	92,923.72	-286,529.38
Money Market	0.00	291,787.28	291,787.28
TOTAL CASH	379,453.10	384,711.00	5,257.90

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	357,645.15	92,923.72	-264,721.43
Money Market	0.00	291,787.28	291,787.28
TOTAL CASH	357,645.15	384,711.00	27,065.85

Balance Sheet

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
130 Robin Hill, LLC
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ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Operating Cash	92,923.72
Money Market	291,787.28
TOTAL CASH	<u>384,711.00</u>
PROPERTY	
Buildings	6,500,000.00
TOTAL PROPERTY	<u>6,500,000.00</u>
OTHER ASSETS	
Utility Deposits	569.00
Closing Costs	4,629.50
TOTAL OTHER ASSETS	<u>5,198.50</u>
TOTAL ASSETS	<u>6,889,909.50</u>
LIABILITIES AND CAPITAL	
LIABILITIES	
SHORT-TERM LIABILITIES	
Security Deposits	28,535.59
TOTAL SHORT-TERM LIABILITIES	<u>28,535.59</u>
TOTAL LIABILITIES	<u>28,535.59</u>
CAPITAL	
Capital - 130 RH LLC	6,468,905.89
Draws - 130 RH LLC	-900,000.00
Retained Earnings	648,591.60
Prior Years Retained Earnings	643,876.42
TOTAL CAPITAL	<u>6,861,373.91</u>
TOTAL LIABILITIES AND CAPITAL	<u>6,889,909.50</u>

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	37,884.44	90.54	78,948.88	91.68
Prepaid Rent	-938.67	-2.24	-938.67	-1.09
TOTAL RENTAL INCOME	36,945.77	88.29	78,010.21	90.59
CAM INCOME				
CAM Income	4,194.98	10.03	7,154.71	8.31
CAM Prior Year	2,544.63	6.08	2,787.56	3.24
TOTAL CAM INCOME	6,739.61	16.11	9,942.27	11.55
OTHER INCOME				
Reimbursed Expenses	-1,840.72	-4.40	-1,840.72	-2.14
TOTAL OTHER INCOME	-1,840.72	-4.40	-1,840.72	-2.14
TOTAL INCOME	41,844.66	100.00	86,111.76	100.00
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
CAM UTILITIES				
Electricity	7,563.80	18.08	9,953.47	11.56
Water & Sewer	787.62	1.88	1,236.65	1.44
TOTAL CAM UTILITIES	8,351.42	19.96	11,190.12	12.99
CAM JANITORIAL				
Janitorial Contract	1,750.00	4.18	3,500.00	4.06
Janitorial Extra	500.00	1.19	500.00	0.58
Janitorial Supplies	271.59	0.65	271.59	0.32
TOTAL CAM JANITORIAL	2,521.59	6.03	4,271.59	4.96
CAM MAINTENANCE & REPAIR				
HVAC Contract	1,850.00	4.42	1,850.00	2.15
Painting	0.00	0.00	10,950.36	12.72
Other Maint & Repair	0.00	0.00	132.00	0.15
TOTAL CAM MAINTENANCE & REPAIR	1,850.00	4.42	12,932.36	15.02
CAM ADMINISTRATION				
Management Fees	2,400.00	5.74	4,800.00	5.57
TOTAL CAM ADMINISTRATION	2,400.00	5.74	4,800.00	5.57
CAM SERVICES				
Office Expense	326.08	0.78	489.11	0.57
Landscape Contract	2,200.00	5.26	4,400.00	5.11
Rubbish	912.84	2.18	1,774.39	2.06
Security Contract	447.83	1.07	895.66	1.04
Security & Alarm	1,040.34	2.49	1,756.02	2.04
TOTAL CAM SERVICES	4,927.09	11.77	9,315.18	10.82
CAM INSURANCE				
Property Insurance	12,006.96	28.69	12,006.96	13.94

Income Statement

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ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
TOTAL CAM INSURANCE	12,006.96	28.69	12,006.96	13.94
CAM PROPERTY TAXES				
Property Taxes	4,090.86	9.78	4,090.86	4.75
TOTAL CAM PROPERTY TAXES	4,090.86	9.78	4,090.86	4.75
TOTAL RECOVERABLE EXPENSES	36,147.92	86.39	58,607.07	68.06
UNRECOVERABLE EXPENSES				
VACANCY				
Vacancy Expense	438.84	1.05	438.84	0.51
TOTAL VACANCY	438.84	1.05	438.84	0.51
TOTAL UNRECOVERABLE EXPENSES	438.84	1.05	438.84	0.51
TOTAL OPERATING EXPENSE	36,586.76	87.43	59,045.91	68.57
NET OPERATING INCOME	5,257.90	12.57	27,065.85	31.43
NET INCOME	5,257.90	12.57	27,065.85	31.43

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
4000-0000	INCOME									
4010-0000	RENTAL INCOME									
4010-0020	Rent Income	37,884.44	0.00	37,884.44	N/A	78,948.88	0.00	78,948.88	N/A	0.00
4010-0030	Prepaid Rent	-938.67	0.00	-938.67	N/A	-938.67	0.00	-938.67	N/A	0.00
4010-9999	TOTAL RENTAL INCOME	36,945.77	0.00	36,945.77	N/A	78,010.21	0.00	78,010.21	N/A	0.00
4020-0000	CAM INCOME									
4020-0010	CAM Income	4,194.98	0.00	4,194.98	N/A	7,154.71	0.00	7,154.71	N/A	0.00
4020-0090	CAM Prior Year	2,544.63	0.00	2,544.63	N/A	2,787.56	0.00	2,787.56	N/A	0.00
4020-9999	TOTAL CAM INCOME	6,739.61	0.00	6,739.61	N/A	9,942.27	0.00	9,942.27	N/A	0.00
4030-0000	OTHER INCOME									
4030-0030	Reimbursed Expenses	-1,840.72	0.00	-1,840.72	N/A	-1,840.72	0.00	-1,840.72	N/A	0.00
4030-9999	TOTAL OTHER INCOME	-1,840.72	0.00	-1,840.72	N/A	-1,840.72	0.00	-1,840.72	N/A	0.00
4999-9999	TOTAL INCOME	41,844.66	0.00	41,844.66	N/A	86,111.76	0.00	86,111.76	N/A	0.00
5000-0000	OPERATING EXPENSES									
5001-0000	RECOVERABLE EXPENSES									
5010-0000	CAM UTILITIES									
5010-0010	Electricity	7,563.80	0.00	-7,563.80	N/A	9,953.47	0.00	-9,953.47	N/A	0.00
5010-0030	Water & Sewer	787.62	0.00	-787.62	N/A	1,236.65	0.00	-1,236.65	N/A	0.00
5010-9999	TOTAL CAM UTILITIES	8,351.42	0.00	-8,351.42	N/A	11,190.12	0.00	-11,190.12	N/A	0.00
5020-0000	CAM JANITORIAL									
5020-0010	Janitorial Contract	1,750.00	0.00	-1,750.00	N/A	3,500.00	0.00	-3,500.00	N/A	0.00
5020-0020	Janitorial Extra	500.00	0.00	-500.00	N/A	500.00	0.00	-500.00	N/A	0.00
5020-0030	Janitorial Supplies	271.59	0.00	-271.59	N/A	271.59	0.00	-271.59	N/A	0.00
5020-9999	TOTAL CAM JANITORIAL	2,521.59	0.00	-2,521.59	N/A	4,271.59	0.00	-4,271.59	N/A	0.00
5030-0000	CAM MAINTENANCE & REPAIR									
5030-0040	HVAC Contract	1,850.00	0.00	-1,850.00	N/A	1,850.00	0.00	-1,850.00	N/A	0.00
5030-0080	Painting	0.00	0.00	0.00	N/A	10,950.36	0.00	-10,950.36	N/A	0.00
5030-0120	Other Maint & Repair	0.00	0.00	0.00	N/A	132.00	0.00	-132.00	N/A	0.00
5030-9999	TOTAL CAM MAINTENANCE & REPAIR	1,850.00	0.00	-1,850.00	N/A	12,932.36	0.00	-12,932.36	N/A	0.00

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
5040-0000	CAM ADMINISTRATION									
5040-0010	Management Fees	2,400.00	0.00	-2,400.00	N/A	4,800.00	0.00	-4,800.00	N/A	0.00
5040-9999	TOTAL CAM ADMINISTRATION	2,400.00	0.00	-2,400.00	N/A	4,800.00	0.00	-4,800.00	N/A	0.00
5050-0000	CAM SERVICES									
5050-0010	Office Expense	326.08	0.00	-326.08	N/A	489.11	0.00	-489.11	N/A	0.00
5050-0030	Landscape Contract	2,200.00	0.00	-2,200.00	N/A	4,400.00	0.00	-4,400.00	N/A	0.00
5050-0070	Rubbish	912.84	0.00	-912.84	N/A	1,774.39	0.00	-1,774.39	N/A	0.00
5050-0090	Security Contract	447.83	0.00	-447.83	N/A	895.66	0.00	-895.66	N/A	0.00
5050-0110	Security & Alarm	1,040.34	0.00	-1,040.34	N/A	1,756.02	0.00	-1,756.02	N/A	0.00
5050-9999	TOTAL CAM SERVICES	4,927.09	0.00	-4,927.09	N/A	9,315.18	0.00	-9,315.18	N/A	0.00
5060-0000	CAM INSURANCE									
5060-0010	Property Insurance	12,006.96	0.00	-12,006.96	N/A	12,006.96	0.00	-12,006.96	N/A	0.00
5060-9999	TOTAL CAM INSURANCE	12,006.96	0.00	-12,006.96	N/A	12,006.96	0.00	-12,006.96	N/A	0.00
5070-0000	CAM PROPERTY TAXES									
5070-0010	Property Taxes	4,090.86	0.00	-4,090.86	N/A	4,090.86	0.00	-4,090.86	N/A	0.00
5070-9999	TOTAL CAM PROPERTY TAXES	4,090.86	0.00	-4,090.86	N/A	4,090.86	0.00	-4,090.86	N/A	0.00
5999-9999	TOTAL RECOVERABLE EXPENSES	36,147.92	0.00	-36,147.92	N/A	58,607.07	0.00	-58,607.07	N/A	0.00
6001-0000	UNRECOVERABLE EXPENSES									
6020-0000	VACANCY									
6020-0010	Vacancy Expense	438.84	0.00	-438.84	N/A	438.84	0.00	-438.84	N/A	0.00
6020-9999	TOTAL VACANCY	438.84	0.00	-438.84	N/A	438.84	0.00	-438.84	N/A	0.00
6999-9999	TOTAL UNRECOVERABLE EXPENSES	438.84	0.00	-438.84	N/A	438.84	0.00	-438.84	N/A	0.00
7999-0000	TOTAL OPERATING EXPENSE	36,586.76	0.00	-36,586.76	N/A	59,045.91	0.00	-59,045.91	N/A	0.00
7999-9999	NET OPERATING INCOME	5,257.90	0.00	5,257.90	N/A	27,065.85	0.00	27,065.85	N/A	0.00
9090-0000	NET INCOME	5,257.90	0.00	5,257.90	N/A	27,065.85	0.00	27,065.85	N/A	0.00
	CASH FLOW	5,257.90	0.00	5,257.90	N/A	27,065.85	0.00	27,065.85	N/A	0.00

Budget Comparison

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

130 Robin Hill, LLC

Month = Aug 2023

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ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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Rent Roll

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

As Of = 08/31/2023

Month = 08/2023

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	07/01/2020	06/30/2033		-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		574.55
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		13,222.56
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		0.00
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
Total		130 Robin Hill, LLC	37,884.44	0.91	28,535.59	0.00	0.00	0.00				3,171.11

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	3,171.10
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	3,171.10