

Prepared for:
130 Robin Hill LLC

130-132 Robin Hill Road

Monthly Operating Report

March 2023

Prepared by:



Kristie Chapman & Amy Devers
Westerlay Real Estate Group

Cash Flow Statement

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

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Income	26,052.68	0.00	334,840.72	0.00
Expenses	26,197.61	0.00	219,564.51	0.00
Net Operating Income	-144.93	0.00	115,276.21	0.00
Cash Flow	-144.93	0.00	115,276.21	0.00
<i>Other Sources & Uses of Cash</i>				
Total Other Cash Activity	0.00	0.00	0.00	0.00
CASH FLOW	-144.93	0.00	115,276.21	0.00

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	310,259.82	310,114.89	-144.93
TOTAL CASH	310,259.82	310,114.89	-144.93

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	194,838.68	310,114.89	115,276.21
TOTAL CASH	194,838.68	310,114.89	115,276.21

Balance Sheet

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
130 Robin Hill, LLC
Month = Mar 2023
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ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Operating Cash	310,114.89
TOTAL CASH	310,114.89
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	6,815,313.39
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	573,995.49
Prior Years Retained Earnings	643,876.42
TOTAL CAPITAL	6,786,777.80
TOTAL LIABILITIES AND CAPITAL	6,815,313.39

Income Statement

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
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ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
RENTAL INCOME				
Rent Income	36,445.51	139.89	325,876.72	97.32
Prepaid Rent	-11,123.67	-42.70	-4,510.87	-1.35
Rent Concessions	0.00	0.00	-10,632.02	-3.18
TOTAL RENTAL INCOME	25,321.84	97.19	310,733.83	92.80
CAM INCOME				
CAM Income	833.83	3.20	18,551.49	5.54
CAM Prior Year	235.86	0.91	7,145.41	2.13
TOTAL CAM INCOME	1,069.69	4.11	25,696.90	7.67
OTHER INCOME				
Reimbursed Expenses	-338.85	-1.30	-1,590.01	-0.47
TOTAL OTHER INCOME	-338.85	-1.30	-1,590.01	-0.47
TOTAL INCOME	26,052.68	100.00	334,840.72	100.00
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
CAM UTILITIES				
Electricity	0.00	0.00	15,174.54	4.53
Gas	795.08	3.05	3,007.91	0.90
Water & Sewer	699.10	2.68	5,810.33	1.74
TOTAL CAM UTILITIES	1,494.18	5.74	23,992.78	7.17
CAM JANITORIAL				
Janitorial Contract	3,500.00	13.43	14,323.00	4.28
Janitorial Extra	0.00	0.00	5,342.50	1.60
Janitorial Supplies	0.00	0.00	2,847.00	0.85
TOTAL CAM JANITORIAL	3,500.00	13.43	22,512.50	6.72
CAM MAINTENANCE & REPAIR				
HVAC Contract	0.00	0.00	1,850.00	0.55
Locks & Keys	15.05	0.06	2,691.88	0.80
Plumbing Repair	561.00	2.15	1,257.79	0.38
Roof Repair	0.00	0.00	2,690.22	0.80
Other Maint & Repair	198.00	0.76	1,662.88	0.50
TOTAL CAM MAINTENANCE & REPAIR	774.05	2.97	10,152.77	3.03
CAM ADMINISTRATION				
Management Fees	2,400.00	9.21	21,600.00	6.45
Signs	4,820.00	18.50	5,120.00	1.53
TOTAL CAM ADMINISTRATION	7,220.00	27.71	26,720.00	7.98
CAM SERVICES				
Office Expense	0.00	0.00	866.93	0.26
Landscape Contract	9,400.00	36.08	22,600.00	6.75
Landscape Extra	0.00	0.00	31,017.08	9.26
Pest Control	0.00	0.00	210.00	0.06

Income Statement

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130 Robin Hill, LLC

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ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Rubbish	861.55	3.31	7,705.73	2.30
Security Contract	447.83	1.72	4,613.30	1.38
Security & Alarm	0.00	0.00	2,424.74	0.72
TOTAL CAM SERVICES	10,709.38	41.11	69,437.78	20.74
CAM INSURANCE				
Property Insurance	0.00	0.00	27,287.63	8.15
TOTAL CAM INSURANCE	0.00	0.00	27,287.63	8.15
CAM PROPERTY TAXES				
Property Taxes	0.00	0.00	36,670.05	10.95
TOTAL CAM PROPERTY TAXES	0.00	0.00	36,670.05	10.95
TOTAL RECOVERABLE EXPENSES	23,697.61	90.96	216,773.51	64.74
UNRECOVERABLE EXPENSES				
Professional Services	2,500.00	9.60	2,723.00	0.81
VACANCY				
Vacancy Expense	0.00	0.00	68.00	0.02
TOTAL VACANCY	0.00	0.00	68.00	0.02
TOTAL UNRECOVERABLE EXPENSES	2,500.00	9.60	2,791.00	0.83
TOTAL OPERATING EXPENSE	26,197.61	100.56	219,564.51	65.57
NET OPERATING INCOME	-144.93	-0.56	115,276.21	34.43
NET INCOME	-144.93	-0.56	115,276.21	34.43

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	36,445.51	0.00	36,445.51	N/A	325,876.72	0.00	325,876.72	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	36,445.51	0.00	36,445.51	N/A	315,244.70	0.00	315,244.70	N/A	0.00
4020-0000	CAM INCOME									
4020-0010	CAM Income	833.83	0.00	833.83	N/A	18,551.49	0.00	18,551.49	N/A	0.00
4020-0090	CAM Prior Year	235.86	0.00	235.86	N/A	7,145.41	0.00	7,145.41	N/A	0.00
4020-9999	TOTAL CAM INCOME	1,069.69	0.00	1,069.69	N/A	25,696.90	0.00	25,696.90	N/A	0.00
4030-0000	OTHER INCOME									
4030-0030	Reimbursed Expenses	-338.85	0.00	-338.85	N/A	-1,590.01	0.00	-1,590.01	N/A	0.00
4030-9999	TOTAL OTHER INCOME	-338.85	0.00	-338.85	N/A	-1,590.01	0.00	-1,590.01	N/A	0.00
4999-9999	TOTAL INCOME	37,176.35	0.00	37,176.35	N/A	339,351.59	0.00	339,351.59	N/A	0.00
5000-0000	OPERATING EXPENSES									
5001-0000	RECOVERABLE EXPENSES									
5010-0000	CAM UTILITIES									
5010-0010	Electricity	0.00	0.00	0.00	N/A	15,174.54	0.00	-15,174.54	N/A	0.00
5010-0020	Gas	795.08	0.00	-795.08	N/A	3,007.91	0.00	-3,007.91	N/A	0.00
5010-0030	Water & Sewer	699.10	0.00	-699.10	N/A	5,810.33	0.00	-5,810.33	N/A	0.00
5010-9999	TOTAL CAM UTILITIES	1,494.18	0.00	-1,494.18	N/A	23,992.78	0.00	-23,992.78	N/A	0.00
5020-0000	CAM JANITORIAL									
5020-0010	Janitorial Contract	3,500.00	0.00	-3,500.00	N/A	14,323.00	0.00	-14,323.00	N/A	0.00
5020-0020	Janitorial Extra	0.00	0.00	0.00	N/A	5,342.50	0.00	-5,342.50	N/A	0.00
5020-0030	Janitorial Supplies	0.00	0.00	0.00	N/A	2,847.00	0.00	-2,847.00	N/A	0.00
5020-9999	TOTAL CAM JANITORIAL	3,500.00	0.00	-3,500.00	N/A	22,512.50	0.00	-22,512.50	N/A	0.00
5030-0000	CAM MAINTENANCE & REPAIR									
5030-0040	HVAC Contract	0.00	0.00	0.00	N/A	1,850.00	0.00	-1,850.00	N/A	0.00
5030-0070	Locks & Keys	15.05	0.00	-15.05	N/A	2,691.88	0.00	-2,691.88	N/A	0.00
5030-0100	Plumbing Repair	561.00	0.00	-561.00	N/A	1,257.79	0.00	-1,257.79	N/A	0.00

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ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	1,662.88	0.00	-1,662.88	N/A	0.00
5030-9999	TOTAL CAM MAINTENANCE & REPAIR	774.05	0.00	-774.05	N/A	10,152.77	0.00	-10,152.77	N/A	0.00
5040-0000	CAM ADMINISTRATION									
5040-0010	Management Fees	2,400.00	0.00	-2,400.00	N/A	21,600.00	0.00	-21,600.00	N/A	0.00
5040-0020	Signs	4,820.00	0.00	-4,820.00	N/A	5,120.00	0.00	-5,120.00	N/A	0.00
5040-9999	TOTAL CAM ADMINISTRATION	7,220.00	0.00	-7,220.00	N/A	26,720.00	0.00	-26,720.00	N/A	0.00
5050-0000	CAM SERVICES									
5050-0010	Office Expense	0.00	0.00	0.00	N/A	866.93	0.00	-866.93	N/A	0.00
5050-0030	Landscape Contract	9,400.00	0.00	-9,400.00	N/A	22,600.00	0.00	-22,600.00	N/A	0.00
5050-0040	Landscape Extra	0.00	0.00	0.00	N/A	31,017.08	0.00	-31,017.08	N/A	0.00
5050-0060	Pest Control	0.00	0.00	0.00	N/A	210.00	0.00	-210.00	N/A	0.00
5050-0070	Rubbish	861.55	0.00	-861.55	N/A	7,705.73	0.00	-7,705.73	N/A	0.00
5050-0090	Security Contract	447.83	0.00	-447.83	N/A	4,613.30	0.00	-4,613.30	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	10,709.38	0.00	-10,709.38	N/A	69,437.78	0.00	-69,437.78	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	36,670.05	0.00	-36,670.05	N/A	0.00
5070-9999	TOTAL CAM PROPERTY TAXES	0.00	0.00	0.00	N/A	36,670.05	0.00	-36,670.05	N/A	0.00
5999-9999	TOTAL RECOVERABLE EXPENSES	23,697.61	0.00	-23,697.61	N/A	216,773.51	0.00	-216,773.51	N/A	0.00
6001-0000	UNRECOVERABLE EXPENSES									
6010-0060	Professional Services	2,500.00	0.00	-2,500.00	N/A	2,723.00	0.00	-2,723.00	N/A	0.00
6020-0000	VACANCY									
6020-0010	Vacancy Expense	0.00	0.00	0.00	N/A	68.00	0.00	-68.00	N/A	0.00
6020-9999	TOTAL VACANCY	0.00	0.00	0.00	N/A	68.00	0.00	-68.00	N/A	0.00
6999-9999	TOTAL UNRECOVERABLE EXPENSES	2,500.00	0.00	-2,500.00	N/A	2,791.00	0.00	-2,791.00	N/A	0.00

Budget Comparison

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

130 Robin Hill, LLC

Month = Mar 2023

Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	TOTAL OPERATING EXPENSE	26,197.61	0.00	-26,197.61	N/A	219,564.51	0.00	-219,564.51	N/A	0.00
7999-9999	NET OPERATING INCOME	10,978.74	0.00	10,978.74	N/A	119,787.08	0.00	119,787.08	N/A	0.00
9090-0000	NET INCOME	10,978.74	0.00	10,978.74	N/A	119,787.08	0.00	119,787.08	N/A	0.00
	CASH FLOW	10,978.74	0.00	10,978.74	N/A	119,787.08	0.00	119,787.08	N/A	0.00

Rent Roll

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

As Of = 03/31/2023

Month = 03/2023

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		-10,219.00
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			1,234.23
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		839.47
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		12,942.68
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				9,040.33

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	9,040.33
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	9,040.33