

# Owner Monthly Report

July 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 = Jul 2023

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Income	44,267.10	0.00	44,267.10	0.00
Expenses	22,459.15	0.00	22,459.15	0.00
<b>Net Operating Income</b>	<b>21,807.95</b>	<b>0.00</b>	<b>21,807.95</b>	<b>0.00</b>
<b>Cash Flow</b>	<b>21,807.95</b>	<b>0.00</b>	<b>21,807.95</b>	<b>0.00</b>
<i>Other Sources &amp; Uses of Cash</i>				
<b>Total Other Cash Activity</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>CASH FLOW</b>	<b>21,807.95</b>	<b>0.00</b>	<b>21,807.95</b>	<b>0.00</b>

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	357,645.15	379,453.10	21,807.95
<b>TOTAL CASH</b>	<b>357,645.15</b>	<b>379,453.10</b>	<b>21,807.95</b>

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	357,645.15	379,453.10	21,807.95
<b>TOTAL CASH</b>	<b>357,645.15</b>	<b>379,453.10</b>	<b>21,807.95</b>

**Balance Sheet**

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)  
 130 Robin Hill, LLC  
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ACCOUNT	CURRENT BALANCE
<b>ASSETS</b>	
CASH	
Operating Cash	379,453.10
<b>TOTAL CASH</b>	<b>379,453.10</b>
PROPERTY	
Buildings	6,500,000.00
<b>TOTAL PROPERTY</b>	<b>6,500,000.00</b>
OTHER ASSETS	
Utility Deposits	569.00
Closing Costs	4,629.50
<b>TOTAL OTHER ASSETS</b>	<b>5,198.50</b>
<b>TOTAL ASSETS</b>	<b>6,884,651.60</b>
<b>LIABILITIES AND CAPITAL</b>	
LIABILITIES	
SHORT-TERM LIABILITIES	
Security Deposits	28,535.59
<b>TOTAL SHORT-TERM LIABILITIES</b>	<b>28,535.59</b>
<b>TOTAL LIABILITIES</b>	<b>28,535.59</b>
CAPITAL	
Capital - 130 RH LLC	6,468,905.89
Draws - 130 RH LLC	-900,000.00
Retained Earnings	643,333.70
Prior Years Retained Earnings	643,876.42
<b>TOTAL CAPITAL</b>	<b>6,856,116.01</b>
<b>TOTAL LIABILITIES AND CAPITAL</b>	<b>6,884,651.60</b>

# Income Statement

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)  
 130 Robin Hill, LLC  
 Month = Jul 2023  
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ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
<b>INCOME</b>				
RENTAL INCOME				
Rent Income	41,064.44	92.77	41,064.44	92.77
<b>TOTAL RENTAL INCOME</b>	<b>41,064.44</b>	<b>92.77</b>	<b>41,064.44</b>	<b>92.77</b>
CAM INCOME				
CAM Income	2,959.73	6.69	2,959.73	6.69
CAM Prior Year	242.93	0.55	242.93	0.55
<b>TOTAL CAM INCOME</b>	<b>3,202.66</b>	<b>7.23</b>	<b>3,202.66</b>	<b>7.23</b>
<b>TOTAL INCOME</b>	<b>44,267.10</b>	<b>100.00</b>	<b>44,267.10</b>	<b>100.00</b>
<b>OPERATING EXPENSES</b>				
RECOVERABLE EXPENSES				
CAM UTILITIES				
Electricity	2,389.67	5.40	2,389.67	5.40
Water & Sewer	449.03	1.01	449.03	1.01
<b>TOTAL CAM UTILITIES</b>	<b>2,838.70</b>	<b>6.41</b>	<b>2,838.70</b>	<b>6.41</b>
CAM JANITORIAL				
Janitorial Contract	1,750.00	3.95	1,750.00	3.95
<b>TOTAL CAM JANITORIAL</b>	<b>1,750.00</b>	<b>3.95</b>	<b>1,750.00</b>	<b>3.95</b>
CAM MAINTENANCE & REPAIR				
Painting	10,950.36	24.74	10,950.36	24.74
Other Maint & Repair	132.00	0.30	132.00	0.30
<b>TOTAL CAM MAINTENANCE &amp; REPAIR</b>	<b>11,082.36</b>	<b>25.04</b>	<b>11,082.36</b>	<b>25.04</b>
CAM ADMINISTRATION				
Management Fees	2,400.00	5.42	2,400.00	5.42
<b>TOTAL CAM ADMINISTRATION</b>	<b>2,400.00</b>	<b>5.42</b>	<b>2,400.00</b>	<b>5.42</b>
CAM SERVICES				
Office Expense	163.03	0.37	163.03	0.37
Landscape Contract	2,200.00	4.97	2,200.00	4.97
Rubbish	861.55	1.95	861.55	1.95
Security Contract	447.83	1.01	447.83	1.01
Security & Alarm	715.68	1.62	715.68	1.62
<b>TOTAL CAM SERVICES</b>	<b>4,388.09</b>	<b>9.91</b>	<b>4,388.09</b>	<b>9.91</b>
<b>TOTAL RECOVERABLE EXPENSES</b>	<b>22,459.15</b>	<b>50.74</b>	<b>22,459.15</b>	<b>50.74</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>22,459.15</b>	<b>50.74</b>	<b>22,459.15</b>	<b>50.74</b>
<b>NET OPERATING INCOME</b>	<b>21,807.95</b>	<b>49.26</b>	<b>21,807.95</b>	<b>49.26</b>
<b>NET INCOME</b>	<b>21,807.95</b>	<b>49.26</b>	<b>21,807.95</b>	<b>49.26</b>

**Budget Comparison**

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)  
 130 Robin Hill, LLC  
 Month = Jul 2023  
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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	41,064.44	0.00	41,064.44	N/A	41,064.44	0.00	41,064.44	N/A	0.00
4010-9999	TOTAL RENTAL INCOME	41,064.44	0.00	41,064.44	N/A	41,064.44	0.00	41,064.44	N/A	0.00
4020-0000	CAM INCOME									
4020-0010	CAM Income	2,959.73	0.00	2,959.73	N/A	2,959.73	0.00	2,959.73	N/A	0.00
4020-0090	CAM Prior Year	242.93	0.00	242.93	N/A	242.93	0.00	242.93	N/A	0.00
4020-9999	TOTAL CAM INCOME	3,202.66	0.00	3,202.66	N/A	3,202.66	0.00	3,202.66	N/A	0.00
<b>4999-9999</b>	<b>TOTAL INCOME</b>	<b>44,267.10</b>	<b>0.00</b>	<b>44,267.10</b>	<b>N/A</b>	<b>44,267.10</b>	<b>0.00</b>	<b>44,267.10</b>	<b>N/A</b>	<b>0.00</b>
<b>5000-0000</b>	<b>OPERATING EXPENSES</b>									
5001-0000	RECOVERABLE EXPENSES									
5010-0000	CAM UTILITIES									
5010-0010	Electricity	2,389.67	0.00	-2,389.67	N/A	2,389.67	0.00	-2,389.67	N/A	0.00
5010-0030	Water & Sewer	449.03	0.00	-449.03	N/A	449.03	0.00	-449.03	N/A	0.00
5010-9999	TOTAL CAM UTILITIES	2,838.70	0.00	-2,838.70	N/A	2,838.70	0.00	-2,838.70	N/A	0.00
5020-0000	CAM JANITORIAL									
5020-0010	Janitorial Contract	1,750.00	0.00	-1,750.00	N/A	1,750.00	0.00	-1,750.00	N/A	0.00
5020-9999	TOTAL CAM JANITORIAL	1,750.00	0.00	-1,750.00	N/A	1,750.00	0.00	-1,750.00	N/A	0.00
5030-0000	CAM MAINTENANCE & REPAIR									
5030-0080	Painting	10,950.36	0.00	-10,950.36	N/A	10,950.36	0.00	-10,950.36	N/A	0.00
5030-0120	Other Maint & Repair	132.00	0.00	-132.00	N/A	132.00	0.00	-132.00	N/A	0.00
5030-9999	TOTAL CAM MAINTENANCE & REPAIR	11,082.36	0.00	-11,082.36	N/A	11,082.36	0.00	-11,082.36	N/A	0.00
5040-0000	CAM ADMINISTRATION									
5040-0010	Management Fees	2,400.00	0.00	-2,400.00	N/A	2,400.00	0.00	-2,400.00	N/A	0.00
5040-9999	TOTAL CAM ADMINISTRATION	2,400.00	0.00	-2,400.00	N/A	2,400.00	0.00	-2,400.00	N/A	0.00
5050-0000	CAM SERVICES									
5050-0010	Office Expense	163.03	0.00	-163.03	N/A	163.03	0.00	-163.03	N/A	0.00
5050-0030	Landscape Contract	2,200.00	0.00	-2,200.00	N/A	2,200.00	0.00	-2,200.00	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
5050-0070	Rubbish	861.55	0.00	-861.55	N/A	861.55	0.00	-861.55	N/A	0.00
5050-0090	Security Contract	447.83	0.00	-447.83	N/A	447.83	0.00	-447.83	N/A	0.00
5050-0110	Security & Alarm	715.68	0.00	-715.68	N/A	715.68	0.00	-715.68	N/A	0.00
5050-9999	TOTAL CAM SERVICES	4,388.09	0.00	-4,388.09	N/A	4,388.09	0.00	-4,388.09	N/A	0.00
5999-9999	TOTAL RECOVERABLE EXPENSES	22,459.15	0.00	-22,459.15	N/A	22,459.15	0.00	-22,459.15	N/A	0.00
<b>7999-0000</b>	<b>TOTAL OPERATING EXPENSE</b>	<b>22,459.15</b>	<b>0.00</b>	<b>-22,459.15</b>	<b>N/A</b>	<b>22,459.15</b>	<b>0.00</b>	<b>-22,459.15</b>	<b>N/A</b>	<b>0.00</b>
<b>7999-9999</b>	<b>NET OPERATING INCOME</b>	<b>21,807.95</b>	<b>0.00</b>	<b>21,807.95</b>	<b>N/A</b>	<b>21,807.95</b>	<b>0.00</b>	<b>21,807.95</b>	<b>N/A</b>	<b>0.00</b>
<b>9090-0000</b>	<b>NET INCOME</b>	<b>21,807.95</b>	<b>0.00</b>	<b>21,807.95</b>	<b>N/A</b>	<b>21,807.95</b>	<b>0.00</b>	<b>21,807.95</b>	<b>N/A</b>	<b>0.00</b>
	CASH FLOW	21,807.95	0.00	21,807.95	N/A	21,807.95	0.00	21,807.95	N/A	0.00

**Rent Roll**

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

As Of = 07/31/2023

Month = 07/2023

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
<b>Current/Notice/Vacant Tenants</b>												
100	8,818.00	SBCERS	0.00	0.00	0.00	0.00	0.00	0.00	07/22/2020	06/30/2022		-9,818.30
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			798.26
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		2,298.20
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		13,465.49
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
<b>Total</b>		<b>130 Robin Hill, LLC</b>	<b>27,258.44</b>	<b>0.65</b>	<b>28,535.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>				<b>6,743.65</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	27,258.44	28,535.59	0.00	0.00	8	75.00	63.46	6,743.65
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
<b>Totals:</b>	<b>41,792.00</b>	<b>27,258.44</b>	<b>28,535.59</b>	<b>0.00</b>	<b>0.00</b>	<b>8</b>	<b>100.00</b>	<b>100.00</b>	<b>6,743.65</b>