

Owner Monthly Report

April 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 = Apr 2024
 Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Income	53,893.25	0.00	516,449.62	0.00
Expenses	51,629.86	0.00	290,933.61	0.00
Net Operating Income	2,263.39	0.00	225,516.01	0.00
Extraordinary & Capital Expenses	0.00	0.00	68,157.31	0.00
Cash Flow	2,263.39	0.00	157,358.70	0.00
<i>Other Sources & Uses of Cash</i>				
Security Deposits	0.00	0.00	8,635.00	0.00
Total Other Cash Activity	0.00	0.00	8,635.00	0.00
CASH FLOW	2,263.39	0.00	165,993.70	0.00

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	221,997.71	223,184.98	1,187.27
Money Market	299,377.75	300,453.87	1,076.12
TOTAL CASH	521,375.46	523,638.85	2,263.39

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	357,645.15	223,184.98	-134,460.17
Money Market	0.00	300,453.87	300,453.87
TOTAL CASH	357,645.15	523,638.85	165,993.70

Balance Sheet

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

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Operating Cash	223,184.98
Money Market	300,453.87
TOTAL CASH	<u>523,638.85</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>7,028,837.35</u>
LIABILITIES AND CAPITAL	
LIABILITIES	
SHORT-TERM LIABILITIES	
Security Deposits	37,170.59
TOTAL SHORT-TERM LIABILITIES	<u>37,170.59</u>
TOTAL LIABILITIES	<u>37,170.59</u>
CAPITAL	
Capital - 130 RH LLC	6,468,905.89
Draws - 130 RH LLC	-900,000.00
Retained Earnings	778,884.45
Prior Years Retained Earnings	643,876.42
TOTAL CAPITAL	<u>6,991,666.76</u>
TOTAL LIABILITIES AND CAPITAL	<u>7,028,837.35</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	42,288.58	78.47	428,398.85	82.95
Prepaid Rent	0.00	0.00	-2,929.67	-0.57
TOTAL RENTAL INCOME	42,288.58	78.47	425,469.18	82.38
CAM INCOME				
CAM Income	6,500.43	12.06	68,197.91	13.21
CAM Prior Year	4,513.12	8.37	16,585.00	3.21
TOTAL CAM INCOME	11,013.55	20.44	84,782.91	16.42
OTHER INCOME				
Reimbursed Expenses	-485.00	-0.90	-2,469.06	-0.48
Interest Income	1,076.12	2.00	8,666.59	1.68
TOTAL OTHER INCOME	591.12	1.10	6,197.53	1.20
TOTAL INCOME	53,893.25	100.00	516,449.62	100.00
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
CAM UTILITIES				
Electricity	791.65	1.47	15,781.54	3.06
Gas	352.64	0.65	2,188.89	0.42
Water & Sewer	309.57	0.57	5,190.53	1.00
Other Utilities	0.00	0.00	-19.14	0.00
TOTAL CAM UTILITIES	1,453.86	2.70	23,141.82	4.48
CAM JANITORIAL				
Janitorial Contract	1,750.00	3.25	17,500.00	3.39
Janitorial Extra	0.00	0.00	619.99	0.12
Janitorial Supplies	61.00	0.11	689.99	0.13
Window Cleaning	0.00	0.00	3,965.00	0.77
TOTAL CAM JANITORIAL	1,811.00	3.36	22,774.98	4.41
CAM MAINTENANCE & REPAIR				
Elevator Contract	202.65	0.38	1,592.25	0.31
HVAC Contract	0.00	0.00	3,700.00	0.72
HVAC Extra	0.00	0.00	225.00	0.04
Painting	0.00	0.00	10,950.36	2.12
Parking Lot Repair	0.00	0.00	14,750.00	2.86
Plumbing Repair	0.00	0.00	225.00	0.04
Roof Repair	0.00	0.00	428.04	0.08
Other Maint & Repair	0.00	0.00	3,146.71	0.61
TOTAL CAM MAINTENANCE & REPAIR	202.65	0.38	35,017.36	6.78
CAM ADMINISTRATION				
Management Fees	2,400.00	4.45	24,000.00	4.65
TOTAL CAM ADMINISTRATION	2,400.00	4.45	24,000.00	4.65
CAM SERVICES				

Income Statement

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ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Office Expense	163.49	0.30	1,796.92	0.35
Landscape Contract	2,398.00	4.45	25,784.00	4.99
Landscape Extra	0.00	0.00	304.20	0.06
Pest Control	0.00	0.00	210.00	0.04
Rubbish	912.84	1.69	9,077.11	1.76
Security Contract	447.83	0.83	4,478.30	0.87
Security & Alarm	150.00	0.28	32,608.47	6.31
TOTAL CAM SERVICES	4,072.16	7.56	74,259.00	14.38
CAM INSURANCE				
Property Insurance	0.00	0.00	23,140.96	4.48
TOTAL CAM INSURANCE	0.00	0.00	23,140.96	4.48
CAM PROPERTY TAXES				
Property Taxes	41,690.19	77.36	87,471.24	16.94
TOTAL CAM PROPERTY TAXES	41,690.19	77.36	87,471.24	16.94
TOTAL RECOVERABLE EXPENSES	51,629.86	95.80	289,805.36	56.11
UNRECOVERABLE EXPENSES				
Accounting	0.00	0.00	48.25	0.01
VACANCY				
Vacancy Expense	0.00	0.00	1,080.00	0.21
TOTAL VACANCY	0.00	0.00	1,080.00	0.21
TOTAL UNRECOVERABLE EXPENSES	0.00	0.00	1,128.25	0.22
TOTAL OPERATING EXPENSE	51,629.86	95.80	290,933.61	56.33
NET OPERATING INCOME	2,263.39	4.20	225,516.01	43.67
CAPITAL EXPENDITURES				
EXTRAORDINARY EXPENSE				
Roof Replacement	0.00	0.00	43,974.00	8.51
TOTAL EXTRAORDINARY EXPENSE	0.00	0.00	43,974.00	8.51
Leasing Commissions	0.00	0.00	24,183.31	4.68
TOTAL CAPITAL EXPENDITURES	0.00	0.00	68,157.31	13.20
TOTAL OTHER EXPENSES	0.00	0.00	68,157.31	13.20
NET INCOME	2,263.39	4.20	157,358.70	30.47

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	42,288.58	39,045.00	3,243.58	8.31	428,398.85	156,180.00	272,218.85	174.30	234,270.00
4010-0030	Prepaid Rent	0.00	0.00	0.00	N/A	-2,929.67	0.00	-2,929.67	N/A	0.00
4010-9999	TOTAL RENTAL INCOME	42,288.58	39,045.00	3,243.58	8.31	425,469.18	156,180.00	269,289.18	172.42	234,270.00
4020-0000	CAM INCOME									
4020-0010	CAM Income	6,500.43	7,577.92	-1,077.49	-14.22	68,197.91	30,311.92	37,885.99	124.99	45,467.92
4020-0020	CAM Utility Income	0.00	2,163.00	-2,163.00	-100.00	0.00	4,326.00	-4,326.00	-100.00	4,326.00
4020-0090	CAM Prior Year	4,513.12	0.00	4,513.12	N/A	16,585.00	0.00	16,585.00	N/A	0.00
4020-9999	TOTAL CAM INCOME	11,013.55	9,740.92	1,272.63	13.06	84,782.91	34,637.92	50,144.99	144.77	49,793.92
4030-0000	OTHER INCOME									
4030-0030	Reimbursed Expenses	-485.00	0.00	-485.00	N/A	-2,469.06	0.00	-2,469.06	N/A	0.00
4030-0070	Interest Income	1,076.12	0.00	1,076.12	N/A	8,666.59	0.00	8,666.59	N/A	0.00
4030-9999	TOTAL OTHER INCOME	591.12	0.00	591.12	N/A	6,197.53	0.00	6,197.53	N/A	0.00
4999-9999	TOTAL INCOME	53,893.25	48,785.92	5,107.33	10.47	516,449.62	190,817.92	325,631.70	170.65	284,063.92
5000-0000	OPERATING EXPENSES									
5001-0000	RECOVERABLE EXPENSES									
5010-0000	CAM UTILITIES									
5010-0010	Electricity	791.65	2,085.00	1,293.35	62.03	15,781.54	8,340.00	-7,441.54	-89.23	12,510.00
5010-0020	Gas	352.64	450.00	97.36	21.64	2,188.89	1,800.00	-388.89	-21.60	2,700.00
5010-0030	Water & Sewer	309.57	550.00	240.43	43.71	5,190.53	2,200.00	-2,990.53	-135.93	3,300.00
5010-0040	Other Utilities	0.00	0.00	0.00	N/A	-19.14	0.00	19.14	N/A	0.00
5010-9999	TOTAL CAM UTILITIES	1,453.86	3,085.00	1,631.14	52.87	23,141.82	12,340.00	-10,801.82	-87.54	18,510.00
5020-0000	CAM JANITORIAL									
5020-0010	Janitorial Contract	1,750.00	1,750.00	0.00	0.00	17,500.00	7,000.00	-10,500.00	-150.00	10,500.00
5020-0020	Janitorial Extra	0.00	100.00	100.00	100.00	619.99	400.00	-219.99	-55.00	600.00
5020-0030	Janitorial Supplies	61.00	100.00	39.00	39.00	689.99	400.00	-289.99	-72.50	600.00
5020-0040	Window Cleaning	0.00	0.00	0.00	N/A	3,965.00	2,000.00	-1,965.00	-98.25	2,000.00
5020-9999	TOTAL CAM JANITORIAL	1,811.00	1,950.00	139.00	7.13	22,774.98	9,800.00	-12,974.98	-132.40	13,700.00

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
5030-0000	CAM MAINTENANCE & REPAIR									
5030-0020	Elevator Contract	202.65	247.00	44.35	17.96	1,592.25	988.00	-604.25	-61.16	1,482.00
5030-0040	HVAC Contract	0.00	1,850.00	1,850.00	100.00	3,700.00	3,700.00	0.00	0.00	3,700.00
5030-0050	HVAC Extra	0.00	150.00	150.00	100.00	225.00	600.00	375.00	62.50	900.00
5030-0060	Lighting Maintenance	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	600.00
5030-0070	Locks & Keys	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	150.00
5030-0080	Painting	0.00	0.00	0.00	N/A	10,950.36	0.00	-10,950.36	N/A	0.00
5030-0090	Parking Lot Repair	0.00	0.00	0.00	N/A	14,750.00	0.00	-14,750.00	N/A	0.00
5030-0100	Plumbing Repair	0.00	100.00	100.00	100.00	225.00	625.00	400.00	64.00	1,020.00
5030-0110	Roof Repair	0.00	0.00	0.00	N/A	428.04	0.00	-428.04	N/A	0.00
5030-0120	Other Maint & Repair	0.00	400.00	400.00	100.00	3,146.71	1,600.00	-1,546.71	-96.67	2,400.00
5030-9999	TOTAL CAM MAINTENANCE & REPAIR	202.65	3,047.00	2,844.35	93.35	35,017.36	8,213.00	-26,804.36	-326.36	10,252.00
5040-0000	CAM ADMINISTRATION									
5040-0010	Management Fees	2,400.00	2,400.00	0.00	0.00	24,000.00	9,600.00	-14,400.00	-150.00	14,400.00
5040-9999	TOTAL CAM ADMINISTRATION	2,400.00	2,400.00	0.00	0.00	24,000.00	9,600.00	-14,400.00	-150.00	14,400.00
5050-0000	CAM SERVICES									
5050-0010	Office Expense	163.49	0.00	-163.49	N/A	1,796.92	0.00	-1,796.92	N/A	0.00
5050-0030	Landscape Contract	2,398.00	2,398.00	0.00	0.00	25,784.00	9,592.00	-16,192.00	-168.81	14,388.00
5050-0040	Landscape Extra	0.00	200.00	200.00	100.00	304.20	800.00	495.80	61.98	1,200.00
5050-0060	Pest Control	0.00	105.00	105.00	100.00	210.00	210.00	0.00	0.00	210.00
5050-0070	Rubbish	912.84	913.00	0.16	0.02	9,077.11	3,652.00	-5,425.11	-148.55	5,478.00
5050-0090	Security Contract	447.83	448.00	0.17	0.04	4,478.30	1,792.00	-2,686.30	-149.91	2,688.00
5050-0110	Security & Alarm	150.00	364.00	214.00	58.79	32,608.47	928.00	-31,680.47	-3,413.84	1,128.00
5050-9999	TOTAL CAM SERVICES	4,072.16	4,428.00	355.84	8.04	74,259.00	16,974.00	-57,285.00	-337.49	25,092.00
5060-0000	CAM INSURANCE									
5060-0010	Property Insurance	0.00	0.00	0.00	N/A	23,140.96	0.00	-23,140.96	N/A	0.00
5060-9999	TOTAL CAM INSURANCE	0.00	0.00	0.00	N/A	23,140.96	0.00	-23,140.96	N/A	0.00
5070-0000	CAM PROPERTY TAXES									
5070-0010	Property Taxes	41,690.19	41,690.00	-0.19	0.00	87,471.24	41,690.00	-45,781.24	-109.81	41,690.00
5070-9999	TOTAL CAM PROPERTY TAXES	41,690.19	41,690.00	-0.19	0.00	87,471.24	41,690.00	-45,781.24	-109.81	41,690.00
5999-9999	TOTAL RECOVERABLE EXPENSES	51,629.86	56,600.00	4,970.14	8.78	289,805.36	98,617.00	-191,188.36	-193.87	123,644.00
6001-0000	UNRECOVERABLE EXPENSES									

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
6010-0020	Accounting	0.00	0.00	0.00	N/A	48.25	0.00	-48.25	N/A	0.00
6020-0000	VACANCY									
6020-0010	Vacancy Expense	0.00	0.00	0.00	N/A	1,080.00	0.00	-1,080.00	N/A	0.00
6020-9999	TOTAL VACANCY	0.00	0.00	0.00	N/A	1,080.00	0.00	-1,080.00	N/A	0.00
6999-9999	TOTAL UNRECOVERABLE EXPENSES	0.00	0.00	0.00	N/A	1,128.25	0.00	-1,128.25	N/A	0.00
7999-0000	TOTAL OPERATING EXPENSE	51,629.86	56,600.00	4,970.14	8.78	290,933.61	98,617.00	-192,316.61	-195.01	123,644.00
7999-9999	NET OPERATING INCOME	2,263.39	-7,814.08	10,077.47	128.97	225,516.01	92,200.92	133,315.09	144.59	160,419.92
8015-0000	CAPITAL EXPENDITURES									
8020-0000	EXTRAORDINARY EXPENSE									
8020-0020	Roof Replacement	0.00	0.00	0.00	N/A	43,974.00	0.00	-43,974.00	N/A	0.00
8020-9999	TOTAL EXTRAORDINARY EXPENSE	0.00	0.00	0.00	N/A	43,974.00	0.00	-43,974.00	N/A	0.00
8030-0010	Leasing Commissions	0.00	0.00	0.00	N/A	24,183.31	0.00	-24,183.31	N/A	0.00
8039-9999	TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	N/A	68,157.31	0.00	-68,157.31	N/A	0.00
8990-9999	TOTAL OTHER EXPENSES	0.00	0.00	0.00	N/A	68,157.31	0.00	-68,157.31	N/A	0.00
9090-0000	NET INCOME	2,263.39	-7,814.08	10,077.47	128.97	157,358.70	92,200.92	65,157.78	70.67	160,419.92
	CASH FLOW	2,263.39	-7,814.08	10,077.47	128.97	157,358.70	92,200.92	65,157.78	70.67	160,419.92

Rent Roll

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

As Of = 04/30/2024

Month = 04/2024

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
Current/Notice/Vacant Tenants												
100	8,818.00	SBCERS	16,314.17	1.85	0.00	0.00	0.00	0.00	07/01/2020	06/30/2033		485.00
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			930.32
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		2,561.04
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		11,939.44
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		5,009.62
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	44,049.91	1.05	37,170.59	0.00	0.00	0.00				12,290.42

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	44,049.91	37,170.59	0.00	0.00	9	77.77	71.72	12,290.42
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
Totals:	41,792.00	44,049.91	37,170.59	0.00	0.00	9	100.00	100.00	12,290.42