

Owner Monthly Report

May 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
C/O Westerlay Group
Santa Barbara, CA 93109



Cash Flow Statement

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

130 Robin Hill, LLC

Month = May 2023

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Income	40,888.30	0.00	420,566.47	0.00
Expenses	14,771.72	0.00	285,329.65	0.00
Net Operating Income	26,116.58	0.00	135,236.82	0.00
Cash Flow	26,116.58	0.00	135,236.82	0.00
<i>Other Sources & Uses of Cash</i>				
Total Other Cash Activity	0.00	0.00	0.00	0.00
CASH FLOW	26,116.58	0.00	135,236.82	0.00

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	303,958.92	330,075.50	26,116.58
TOTAL CASH	303,958.92	330,075.50	26,116.58

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	194,838.68	330,075.50	135,236.82
TOTAL CASH	194,838.68	330,075.50	135,236.82

Balance Sheet

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

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Operating Cash	330,075.50
TOTAL CASH	330,075.50
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	6,835,274.00
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	593,956.10
Prior Years Retained Earnings	643,876.42
TOTAL CAPITAL	6,806,738.41
TOTAL LIABILITIES AND CAPITAL	6,835,274.00

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	36,312.56	88.81	403,253.72	95.88
Prepaid Rent	1,571.88	3.84	-3,592.57	-0.85
Rent Concessions	0.00	0.00	-10,632.02	-2.53
TOTAL RENTAL INCOME	37,884.44	92.65	389,029.13	92.50
CAM INCOME				
CAM Income	1,896.78	4.64	24,247.47	5.77
CAM Prior Year	1,107.08	2.71	10,383.23	2.47
TOTAL CAM INCOME	3,003.86	7.35	34,630.70	8.23
OTHER INCOME				
Reimbursed Expenses	0.00	0.00	-3,093.36	-0.74
TOTAL OTHER INCOME	0.00	0.00	-3,093.36	-0.74
TOTAL INCOME	40,888.30	100.00	420,566.47	100.00
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
CAM UTILITIES				
Electricity	0.00	0.00	15,296.18	3.64
Gas	614.24	1.50	4,124.43	0.98
Water & Sewer	0.00	0.00	6,595.55	1.57
TOTAL CAM UTILITIES	614.24	1.50	26,016.16	6.19
CAM JANITORIAL				
Janitorial Contract	1,750.00	4.28	17,823.00	4.24
Janitorial Extra	0.00	0.00	5,592.50	1.33
Janitorial Supplies	0.00	0.00	2,882.00	0.69
TOTAL CAM JANITORIAL	1,750.00	4.28	26,297.50	6.25
CAM MAINTENANCE & REPAIR				
Elevator Extra	0.00	0.00	39.04	0.01
HVAC Contract	0.00	0.00	1,850.00	0.44
HVAC Extra	1,816.22	4.44	1,940.21	0.46
Locks & Keys	0.00	0.00	2,691.88	0.64
Painting	0.00	0.00	16.98	0.00
Plumbing Repair	0.00	0.00	1,257.79	0.30
Roof Repair	0.00	0.00	2,690.22	0.64
Other Maint & Repair	531.96	1.30	2,392.84	0.57
TOTAL CAM MAINTENANCE & REPAIR	2,348.18	5.74	12,878.96	3.06
CAM ADMINISTRATION				
Management Fees	2,400.00	5.87	26,400.00	6.28
Signs	696.47	1.70	5,957.85	1.42
TOTAL CAM ADMINISTRATION	3,096.47	7.57	32,357.85	7.69
CAM SERVICES				
Office Expense	0.00	0.00	1,082.25	0.26

Income Statement

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

130 Robin Hill, LLC

Month = May 2023

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Landscape Contract	2,200.00	5.38	27,000.00	6.42
Landscape Extra	4,315.00	10.55	39,647.08	9.43
Pest Control	0.00	0.00	210.00	0.05
Rubbish	0.00	0.00	8,567.28	2.04
Security Contract	447.83	1.10	5,508.96	1.31
Security & Alarm	0.00	0.00	2,424.74	0.58
TOTAL CAM SERVICES	6,962.83	17.03	84,440.31	20.08
CAM INSURANCE				
Property Insurance	0.00	0.00	27,287.63	6.49
TOTAL CAM INSURANCE	0.00	0.00	27,287.63	6.49
CAM PROPERTY TAXES				
Property Taxes	0.00	0.00	73,340.10	17.44
TOTAL CAM PROPERTY TAXES	0.00	0.00	73,340.10	17.44
TOTAL RECOVERABLE EXPENSES	14,771.72	36.13	282,618.51	67.20
UNRECOVERABLE EXPENSES				
Professional Services	0.00	0.00	2,723.00	0.65
VACANCY				
Vacancy Expense	0.00	0.00	-11.86	0.00
TOTAL VACANCY	0.00	0.00	-11.86	0.00
TOTAL UNRECOVERABLE EXPENSES	0.00	0.00	2,711.14	0.64
TOTAL OPERATING EXPENSE	14,771.72	36.13	285,329.65	67.84
NET OPERATING INCOME	26,116.58	63.87	135,236.82	32.16
NET INCOME	26,116.58	63.87	135,236.82	32.16

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	36,312.56	0.00	36,312.56	N/A	403,253.72	0.00	403,253.72	N/A	0.00
4010-0030	Prepaid Rent	1,571.88	0.00	1,571.88	N/A	-3,592.57	0.00	-3,592.57	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	37,884.44	0.00	37,884.44	N/A	389,029.13	0.00	389,029.13	N/A	0.00
4020-0000	CAM INCOME									
4020-0010	CAM Income	1,896.78	0.00	1,896.78	N/A	24,247.47	0.00	24,247.47	N/A	0.00
4020-0090	CAM Prior Year	1,107.08	0.00	1,107.08	N/A	10,383.23	0.00	10,383.23	N/A	0.00
4020-9999	TOTAL CAM INCOME	3,003.86	0.00	3,003.86	N/A	34,630.70	0.00	34,630.70	N/A	0.00
4030-0000	OTHER INCOME									
4030-0030	Reimbursed Expenses	0.00	0.00	0.00	N/A	-3,093.36	0.00	-3,093.36	N/A	0.00
4030-9999	TOTAL OTHER INCOME	0.00	0.00	0.00	N/A	-3,093.36	0.00	-3,093.36	N/A	0.00
4999-9999	TOTAL INCOME	40,888.30	0.00	40,888.30	N/A	420,566.47	0.00	420,566.47	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	15,296.18	0.00	-15,296.18	N/A	0.00
5010-0020	Gas	614.24	0.00	-614.24	N/A	4,124.43	0.00	-4,124.43	N/A	0.00
5010-0030	Water & Sewer	0.00	0.00	0.00	N/A	6,595.55	0.00	-6,595.55	N/A	0.00
5010-9999	TOTAL CAM UTILITIES	614.24	0.00	-614.24	N/A	26,016.16	0.00	-26,016.16	N/A	0.00
5020-0000	CAM JANITORIAL									
5020-0010	Janitorial Contract	1,750.00	0.00	-1,750.00	N/A	17,823.00	0.00	-17,823.00	N/A	0.00
5020-0020	Janitorial Extra	0.00	0.00	0.00	N/A	5,592.50	0.00	-5,592.50	N/A	0.00
5020-0030	Janitorial Supplies	0.00	0.00	0.00	N/A	2,882.00	0.00	-2,882.00	N/A	0.00
5020-9999	TOTAL CAM JANITORIAL	1,750.00	0.00	-1,750.00	N/A	26,297.50	0.00	-26,297.50	N/A	0.00
5030-0000	CAM MAINTENANCE & REPAIR									
5030-0030	Elevator Extra	0.00	0.00	0.00	N/A	39.04	0.00	-39.04	N/A	0.00
5030-0040	HVAC Contract	0.00	0.00	0.00	N/A	1,850.00	0.00	-1,850.00	N/A	0.00

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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
5030-0050	HVAC Extra	1,816.22	0.00	-1,816.22	N/A	1,940.21	0.00	-1,940.21	N/A	0.00
5030-0070	Locks & Keys	0.00	0.00	0.00	N/A	2,691.88	0.00	-2,691.88	N/A	0.00
5030-0080	Painting	0.00	0.00	0.00	N/A	16.98	0.00	-16.98	N/A	0.00
5030-0100	Plumbing Repair	0.00	0.00	0.00	N/A	1,257.79	0.00	-1,257.79	N/A	0.00
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	531.96	0.00	-531.96	N/A	2,392.84	0.00	-2,392.84	N/A	0.00
5030-9999	TOTAL CAM MAINTENANCE & REPAIR	2,348.18	0.00	-2,348.18	N/A	12,878.96	0.00	-12,878.96	N/A	0.00
5040-0000	CAM ADMINISTRATION									
5040-0010	Management Fees	2,400.00	0.00	-2,400.00	N/A	26,400.00	0.00	-26,400.00	N/A	0.00
5040-0020	Signs	696.47	0.00	-696.47	N/A	5,957.85	0.00	-5,957.85	N/A	0.00
5040-9999	TOTAL CAM ADMINISTRATION	3,096.47	0.00	-3,096.47	N/A	32,357.85	0.00	-32,357.85	N/A	0.00
5050-0000	CAM SERVICES									
5050-0010	Office Expense	0.00	0.00	0.00	N/A	1,082.25	0.00	-1,082.25	N/A	0.00
5050-0030	Landscape Contract	2,200.00	0.00	-2,200.00	N/A	27,000.00	0.00	-27,000.00	N/A	0.00
5050-0040	Landscape Extra	4,315.00	0.00	-4,315.00	N/A	39,647.08	0.00	-39,647.08	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	0.00	0.00	0.00	N/A	8,567.28	0.00	-8,567.28	N/A	0.00
5050-0090	Security Contract	447.83	0.00	-447.83	N/A	5,508.96	0.00	-5,508.96	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	6,962.83	0.00	-6,962.83	N/A	84,440.31	0.00	-84,440.31	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	73,340.10	0.00	-73,340.10	N/A	0.00
5070-9999	TOTAL CAM PROPERTY TAXES	0.00	0.00	0.00	N/A	73,340.10	0.00	-73,340.10	N/A	0.00
5999-9999	TOTAL RECOVERABLE EXPENSES	14,771.72	0.00	-14,771.72	N/A	282,618.51	0.00	-282,618.51	N/A	0.00
6001-0000	UNRECOVERABLE EXPENSES									
6010-0060	Professional Services	0.00	0.00	0.00	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	-11.86	0.00	11.86	N/A	0.00

Budget Comparison

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
 130 Robin Hill, LLC
 Month = May 2023
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ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6020-9999	TOTAL VACANCY	0.00	0.00	0.00	N/A	-11.86	0.00	11.86	N/A	0.00
6999-9999	TOTAL UNRECOVERABLE EXPENSES	0.00	0.00	0.00	N/A	2,711.14	0.00	-2,711.14	N/A	0.00
7999-0000	TOTAL OPERATING EXPENSE	14,771.72	0.00	-14,771.72	N/A	285,329.65	0.00	-285,329.65	N/A	0.00
7999-9999	NET OPERATING INCOME	26,116.58	0.00	26,116.58	N/A	135,236.82	0.00	135,236.82	N/A	0.00
9090-0000	NET INCOME	26,116.58	0.00	26,116.58	N/A	135,236.82	0.00	135,236.82	N/A	0.00
	CASH FLOW	26,116.58	0.00	26,116.58	N/A	135,236.82	0.00	135,236.82	N/A	0.00

Rent Roll

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

As Of = 05/31/2023

Month = 05/2023

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		-9,054.12
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		3,386.10
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		13,244.98
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				7,576.96

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	7,576.96
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	7,576.96