

Owner Monthly Report

March 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 = Mar 2024

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Income	30,505.01	0.00	462,556.37	0.00
Expenses	11,357.94	0.00	239,303.75	0.00
Net Operating Income	19,147.07	0.00	223,252.62	0.00
Extraordinary & Capital Expenses	0.00	0.00	68,157.31	0.00
Cash Flow	19,147.07	0.00	155,095.31	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	19,147.07	0.00	163,730.31	0.00

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	203,822.71	221,997.71	18,175.00
Money Market	298,405.68	299,377.75	972.07
TOTAL CASH	502,228.39	521,375.46	19,147.07

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	357,645.15	221,997.71	-135,647.44
Money Market	0.00	299,377.75	299,377.75
TOTAL CASH	357,645.15	521,375.46	163,730.31

Balance Sheet

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

ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Operating Cash	221,997.71
Money Market	299,377.75
TOTAL CASH	521,375.46
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	7,026,573.96
LIABILITIES AND CAPITAL	
LIABILITIES	
SHORT-TERM LIABILITIES	
Security Deposits	37,170.59
TOTAL SHORT-TERM LIABILITIES	37,170.59
TOTAL LIABILITIES	37,170.59
CAPITAL	
Capital - 130 RH LLC	6,468,905.89
Draws - 130 RH LLC	-900,000.00
Retained Earnings	776,621.06
Prior Years Retained Earnings	643,876.42
TOTAL CAPITAL	6,989,403.37
TOTAL LIABILITIES AND CAPITAL	7,026,573.96

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	44,392.95	145.53	386,110.27	83.47
Prepaid Rent	-21,500.71	-70.48	-2,929.67	-0.63
TOTAL RENTAL INCOME	22,892.24	75.04	383,180.60	82.84
CAM INCOME				
CAM Income	6,264.00	20.53	61,697.48	13.34
CAM Prior Year	0.00	0.00	12,071.88	2.61
TOTAL CAM INCOME	6,264.00	20.53	73,769.36	15.95
OTHER INCOME				
Reimbursed Expenses	376.70	1.23	-1,984.06	-0.43
Interest Income	972.07	3.19	7,590.47	1.64
TOTAL OTHER INCOME	1,348.77	4.42	5,606.41	1.21
TOTAL INCOME	30,505.01	100.00	462,556.37	100.00
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
CAM UTILITIES				
Electricity	585.72	1.92	14,989.89	3.24
Gas	468.86	1.54	1,836.25	0.40
Water & Sewer	300.10	0.98	4,880.96	1.06
Other Utilities	0.00	0.00	-19.14	0.00
TOTAL CAM UTILITIES	1,354.68	4.44	21,687.96	4.69
CAM JANITORIAL				
Janitorial Contract	1,750.00	5.74	15,750.00	3.40
Janitorial Extra	0.00	0.00	619.99	0.13
Janitorial Supplies	109.00	0.36	628.99	0.14
Window Cleaning	0.00	0.00	3,965.00	0.86
TOTAL CAM JANITORIAL	1,859.00	6.09	20,963.98	4.53
CAM MAINTENANCE & REPAIR				
Elevator Contract	202.65	0.66	1,389.60	0.30
HVAC Contract	1,370.00	4.49	3,700.00	0.80
HVAC Extra	0.00	0.00	225.00	0.05
Painting	0.00	0.00	10,950.36	2.37
Parking Lot Repair	0.00	0.00	14,750.00	3.19
Plumbing Repair	0.00	0.00	225.00	0.05
Roof Repair	0.00	0.00	428.04	0.09
Other Maint & Repair	249.30	0.82	3,146.71	0.68
TOTAL CAM MAINTENANCE & REPAIR	1,821.95	5.97	34,814.71	7.53
CAM ADMINISTRATION				
Management Fees	2,400.00	7.87	21,600.00	4.67
TOTAL CAM ADMINISTRATION	2,400.00	7.87	21,600.00	4.67
CAM SERVICES				

Income Statement

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
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ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Office Expense	163.64	0.54	1,633.43	0.35
Landscape Contract	2,398.00	7.86	23,386.00	5.06
Landscape Extra	0.00	0.00	304.20	0.07
Pest Control	0.00	0.00	210.00	0.05
Rubbish	912.84	2.99	8,164.27	1.76
Security Contract	447.83	1.47	4,030.47	0.87
Security & Alarm	0.00	0.00	32,458.47	7.02
TOTAL CAM SERVICES	3,922.31	12.86	70,186.84	15.17
CAM INSURANCE				
Property Insurance	0.00	0.00	23,140.96	5.00
TOTAL CAM INSURANCE	0.00	0.00	23,140.96	5.00
CAM PROPERTY TAXES				
Property Taxes	0.00	0.00	45,781.05	9.90
TOTAL CAM PROPERTY TAXES	0.00	0.00	45,781.05	9.90
TOTAL RECOVERABLE EXPENSES	11,357.94	37.23	238,175.50	51.49
UNRECOVERABLE EXPENSES				
Accounting	0.00	0.00	48.25	0.01
VACANCY				
Vacancy Expense	0.00	0.00	1,080.00	0.23
TOTAL VACANCY	0.00	0.00	1,080.00	0.23
TOTAL UNRECOVERABLE EXPENSES	0.00	0.00	1,128.25	0.24
TOTAL OPERATING EXPENSE	11,357.94	37.23	239,303.75	51.74
NET OPERATING INCOME	19,147.07	62.77	223,252.62	48.26
CAPITAL EXPENDITURES				
EXTRAORDINARY EXPENSE				
Roof Replacement	0.00	0.00	43,974.00	9.51
TOTAL EXTRAORDINARY EXPENSE	0.00	0.00	43,974.00	9.51
Leasing Commissions	0.00	0.00	24,183.31	5.23
TOTAL CAPITAL EXPENDITURES	0.00	0.00	68,157.31	14.73
TOTAL OTHER EXPENSES	0.00	0.00	68,157.31	14.73
NET INCOME	19,147.07	62.77	155,095.31	33.53

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	44,392.95	39,045.00	5,347.95	13.70	386,110.27	117,135.00	268,975.27	229.63	234,270.00
4010-0030	Prepaid Rent	-21,500.71	0.00	-21,500.71	N/A	-2,929.67	0.00	-2,929.67	N/A	0.00
4010-9999	TOTAL RENTAL INCOME	22,892.24	39,045.00	-16,152.76	-41.37	383,180.60	117,135.00	266,045.60	227.13	234,270.00
4020-0000	CAM INCOME									
4020-0010	CAM Income	6,264.00	7,577.92	-1,313.92	-17.34	61,697.48	22,733.92	38,963.56	171.39	45,467.92
4020-0020	CAM Utility Income	0.00	0.00	0.00	N/A	0.00	2,163.00	-2,163.00	-100.00	4,326.00
4020-0090	CAM Prior Year	0.00	0.00	0.00	N/A	12,071.88	0.00	12,071.88	N/A	0.00
4020-9999	TOTAL CAM INCOME	6,264.00	7,577.92	-1,313.92	-17.34	73,769.36	24,896.92	48,872.44	196.30	49,793.92
4030-0000	OTHER INCOME									
4030-0030	Reimbursed Expenses	376.70	0.00	376.70	N/A	-1,984.06	0.00	-1,984.06	N/A	0.00
4030-0070	Interest Income	972.07	0.00	972.07	N/A	7,590.47	0.00	7,590.47	N/A	0.00
4030-9999	TOTAL OTHER INCOME	1,348.77	0.00	1,348.77	N/A	5,606.41	0.00	5,606.41	N/A	0.00
4999-9999	TOTAL INCOME	30,505.01	46,622.92	-16,117.91	-34.57	462,556.37	142,031.92	320,524.45	225.67	284,063.92
5000-0000	OPERATING EXPENSES									
5001-0000	RECOVERABLE EXPENSES									
5010-0000	CAM UTILITIES									
5010-0010	Electricity	585.72	2,085.00	1,499.28	71.91	14,989.89	6,255.00	-8,734.89	-139.65	12,510.00
5010-0020	Gas	468.86	450.00	-18.86	-4.19	1,836.25	1,350.00	-486.25	-36.02	2,700.00
5010-0030	Water & Sewer	300.10	550.00	249.90	45.44	4,880.96	1,650.00	-3,230.96	-195.82	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	1,354.68	3,085.00	1,730.32	56.09	21,687.96	9,255.00	-12,432.96	-134.34	18,510.00
5020-0000	CAM JANITORIAL									
5020-0010	Janitorial Contract	1,750.00	1,750.00	0.00	0.00	15,750.00	5,250.00	-10,500.00	-200.00	10,500.00
5020-0020	Janitorial Extra	0.00	100.00	100.00	100.00	619.99	300.00	-319.99	-106.66	600.00
5020-0030	Janitorial Supplies	109.00	100.00	-9.00	-9.00	628.99	300.00	-328.99	-109.66	600.00
5020-0040	Window Cleaning	0.00	2,000.00	2,000.00	100.00	3,965.00	2,000.00	-1,965.00	-98.25	2,000.00
5020-9999	TOTAL CAM JANITORIAL	1,859.00	3,950.00	2,091.00	52.94	20,963.98	7,850.00	-13,113.98	-167.06	13,700.00

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
5030-0000	CAM MAINTENANCE & REPAIR									
5030-0020	Elevator Contract	202.65	247.00	44.35	17.96	1,389.60	741.00	-648.60	-87.53	1,482.00
5030-0040	HVAC Contract	1,370.00	0.00	-1,370.00	N/A	3,700.00	1,850.00	-1,850.00	-100.00	3,700.00
5030-0050	HVAC Extra	0.00	150.00	150.00	100.00	225.00	450.00	225.00	50.00	900.00
5030-0060	Lighting Maintenance	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5030-0070	Locks & Keys	0.00	50.00	50.00	100.00	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	325.00	325.00	100.00	225.00	525.00	300.00	57.14	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	249.30	400.00	150.70	37.67	3,146.71	1,200.00	-1,946.71	-162.23	2,400.00
5030-9999	TOTAL CAM MAINTENANCE & REPAIR	1,821.95	1,172.00	-649.95	-55.46	34,814.71	5,166.00	-29,648.71	-573.92	10,252.00
5040-0000	CAM ADMINISTRATION									
5040-0010	Management Fees	2,400.00	2,400.00	0.00	0.00	21,600.00	7,200.00	-14,400.00	-200.00	14,400.00
5040-9999	TOTAL CAM ADMINISTRATION	2,400.00	2,400.00	0.00	0.00	21,600.00	7,200.00	-14,400.00	-200.00	14,400.00
5050-0000	CAM SERVICES									
5050-0010	Office Expense	163.64	0.00	-163.64	N/A	1,633.43	0.00	-1,633.43	N/A	0.00
5050-0030	Landscape Contract	2,398.00	2,398.00	0.00	0.00	23,386.00	7,194.00	-16,192.00	-225.08	14,388.00
5050-0040	Landscape Extra	0.00	200.00	200.00	100.00	304.20	600.00	295.80	49.30	1,200.00
5050-0060	Pest Control	0.00	0.00	0.00	N/A	210.00	105.00	-105.00	-100.00	210.00
5050-0070	Rubbish	912.84	913.00	0.16	0.02	8,164.27	2,739.00	-5,425.27	-198.07	5,478.00
5050-0090	Security Contract	447.83	448.00	0.17	0.04	4,030.47	1,344.00	-2,686.47	-199.89	2,688.00
5050-0110	Security & Alarm	0.00	100.00	100.00	100.00	32,458.47	564.00	-31,894.47	-5,655.05	1,128.00
5050-9999	TOTAL CAM SERVICES	3,922.31	4,059.00	136.69	3.37	70,186.84	12,546.00	-57,640.84	-459.44	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	0.00	0.00	0.00	N/A	45,781.05	0.00	-45,781.05	N/A	41,690.00
5070-9999	TOTAL CAM PROPERTY TAXES	0.00	0.00	0.00	N/A	45,781.05	0.00	-45,781.05	N/A	41,690.00
5999-9999	TOTAL RECOVERABLE EXPENSES	11,357.94	14,666.00	3,308.06	22.56	238,175.50	42,017.00	-196,158.50	-466.86	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	11,357.94	14,666.00	3,308.06	22.56	239,303.75	42,017.00	-197,286.75	-469.54	123,644.00
7999-9999	NET OPERATING INCOME	19,147.07	31,956.92	-12,809.85	-40.08	223,252.62	100,014.92	123,237.70	123.22	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	19,147.07	31,956.92	-12,809.85	-40.08	155,095.31	100,014.92	55,080.39	55.07	160,419.92
	CASH FLOW	19,147.07	31,956.92	-12,809.85	-40.08	155,095.31	100,014.92	55,080.39	55.07	160,419.92

Rent Roll

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

As Of = 03/31/2024

Month = 03/2024

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		943.34
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.	4,201.13	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		12,008.26
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		4,890.17
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				11,767.81

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	11,767.81
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	11,767.81