

Owner Monthly Report

October 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 = Oct 2023

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Income	71,105.98	0.00	198,191.26	0.00
Expenses	26,188.95	0.00	124,683.95	0.00
Net Operating Income	44,917.03	0.00	73,507.31	0.00
Cash Flow	44,917.03	0.00	73,507.31	0.00
<i>Other Sources & Uses of Cash</i>				
Total Other Cash Activity	0.00	0.00	0.00	0.00
CASH FLOW	44,917.03	0.00	73,507.31	0.00

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	92,905.75	136,768.40	43,862.65
Money Market	293,329.68	294,384.06	1,054.38
TOTAL CASH	386,235.43	431,152.46	44,917.03

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	357,645.15	136,768.40	-220,876.75
Money Market	0.00	294,384.06	294,384.06
TOTAL CASH	357,645.15	431,152.46	73,507.31

Balance Sheet

Owner = 130 Robin Hill LLC (130 Robin Hill, LLC)
 130 Robin Hill, LLC
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ACCOUNT	CURRENT BALANCE
ASSETS	
CASH	
Operating Cash	136,768.40
Money Market	294,384.06
TOTAL CASH	431,152.46
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	6,936,350.96
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	695,033.06
Prior Years Retained Earnings	643,876.42
TOTAL CAPITAL	6,907,815.37
TOTAL LIABILITIES AND CAPITAL	6,936,350.96

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	49,383.14	69.45	166,216.46	83.87
Prepaid Rent	5,688.17	8.00	4,749.50	2.40
TOTAL RENTAL INCOME	55,071.31	77.45	170,965.96	86.26
CAM INCOME				
CAM Income	13,812.99	19.43	23,439.03	11.83
CAM Prior Year	1,140.32	1.60	4,170.81	2.10
TOTAL CAM INCOME	14,953.31	21.03	27,609.84	13.93
OTHER INCOME				
Reimbursed Expenses	26.98	0.04	-2,981.32	-1.50
Interest Income	1,054.38	1.48	2,596.78	1.31
TOTAL OTHER INCOME	1,081.36	1.52	-384.54	-0.19
TOTAL INCOME	71,105.98	100.00	198,191.26	100.00
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
CAM UTILITIES				
Electricity	817.01	1.15	11,584.47	5.85
Gas	110.74	0.16	110.74	0.06
Water & Sewer	678.90	0.95	2,727.03	1.38
Other Utilities	-19.14	-0.03	-19.14	-0.01
TOTAL CAM UTILITIES	1,587.51	2.23	14,403.10	7.27
CAM JANITORIAL				
Janitorial Contract	1,750.00	2.46	7,000.00	3.53
Janitorial Extra	0.00	0.00	500.00	0.25
Janitorial Supplies	248.40	0.35	519.99	0.26
TOTAL CAM JANITORIAL	1,998.40	2.81	8,019.99	4.05
CAM MAINTENANCE & REPAIR				
Elevator Contract	193.00	0.27	386.00	0.19
HVAC Contract	0.00	0.00	1,850.00	0.93
HVAC Extra	225.00	0.32	225.00	0.11
Painting	0.00	0.00	10,950.36	5.53
Parking Lot Repair	14,750.00	20.74	14,750.00	7.44
Other Maint & Repair	349.02	0.49	745.02	0.38
TOTAL CAM MAINTENANCE & REPAIR	15,517.02	21.82	28,906.38	14.59
CAM ADMINISTRATION				
Management Fees	2,400.00	3.38	9,600.00	4.84
TOTAL CAM ADMINISTRATION	2,400.00	3.38	9,600.00	4.84
CAM SERVICES				
Office Expense	163.49	0.23	815.64	0.41
Landscape Contract	2,398.00	3.37	9,196.00	4.64
Landscape Extra	46.02	0.06	46.02	0.02

Income Statement

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ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Pest Control	105.00	0.15	105.00	0.05
Rubbish	912.84	1.28	3,600.07	1.82
Security Contract	447.83	0.63	1,791.32	0.90
Security & Alarm	594.30	0.84	20,053.30	10.12
TOTAL CAM SERVICES	4,667.48	6.56	35,607.35	17.97
CAM INSURANCE				
Property Insurance	0.00	0.00	23,140.96	11.68
TOTAL CAM INSURANCE	0.00	0.00	23,140.96	11.68
CAM PROPERTY TAXES				
Property Taxes	0.00	0.00	4,090.86	2.06
TOTAL CAM PROPERTY TAXES	0.00	0.00	4,090.86	2.06
TOTAL RECOVERABLE EXPENSES	26,170.41	36.80	123,768.64	62.45
UNRECOVERABLE EXPENSES				
VACANCY				
Vacancy Expense	18.54	0.03	915.31	0.46
TOTAL VACANCY	18.54	0.03	915.31	0.46
TOTAL UNRECOVERABLE EXPENSES	18.54	0.03	915.31	0.46
TOTAL OPERATING EXPENSE	26,188.95	36.83	124,683.95	62.91
NET OPERATING INCOME	44,917.03	63.17	73,507.31	37.09
NET INCOME	44,917.03	63.17	73,507.31	37.09

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	49,383.14	0.00	49,383.14	N/A	166,216.46	0.00	166,216.46	N/A	0.00
4010-0030	Prepaid Rent	5,688.17	0.00	5,688.17	N/A	4,749.50	0.00	4,749.50	N/A	0.00
4010-9999	TOTAL RENTAL INCOME	55,071.31	0.00	55,071.31	N/A	170,965.96	0.00	170,965.96	N/A	0.00
4020-0000	CAM INCOME									
4020-0010	CAM Income	13,812.99	0.00	13,812.99	N/A	23,439.03	0.00	23,439.03	N/A	0.00
4020-0090	CAM Prior Year	1,140.32	0.00	1,140.32	N/A	4,170.81	0.00	4,170.81	N/A	0.00
4020-9999	TOTAL CAM INCOME	14,953.31	0.00	14,953.31	N/A	27,609.84	0.00	27,609.84	N/A	0.00
4030-0000	OTHER INCOME									
4030-0030	Reimbursed Expenses	26.98	0.00	26.98	N/A	-2,981.32	0.00	-2,981.32	N/A	0.00
4030-0070	Interest Income	1,054.38	0.00	1,054.38	N/A	2,596.78	0.00	2,596.78	N/A	0.00
4030-9999	TOTAL OTHER INCOME	1,081.36	0.00	1,081.36	N/A	-384.54	0.00	-384.54	N/A	0.00
4999-9999	TOTAL INCOME	71,105.98	0.00	71,105.98	N/A	198,191.26	0.00	198,191.26	N/A	0.00
5000-0000	OPERATING EXPENSES									
5001-0000	RECOVERABLE EXPENSES									
5010-0000	CAM UTILITIES									
5010-0010	Electricity	817.01	0.00	-817.01	N/A	11,584.47	0.00	-11,584.47	N/A	0.00
5010-0020	Gas	110.74	0.00	-110.74	N/A	110.74	0.00	-110.74	N/A	0.00
5010-0030	Water & Sewer	678.90	0.00	-678.90	N/A	2,727.03	0.00	-2,727.03	N/A	0.00
5010-0040	Other Utilities	-19.14	0.00	19.14	N/A	-19.14	0.00	19.14	N/A	0.00
5010-9999	TOTAL CAM UTILITIES	1,587.51	0.00	-1,587.51	N/A	14,403.10	0.00	-14,403.10	N/A	0.00
5020-0000	CAM JANITORIAL									
5020-0010	Janitorial Contract	1,750.00	0.00	-1,750.00	N/A	7,000.00	0.00	-7,000.00	N/A	0.00
5020-0020	Janitorial Extra	0.00	0.00	0.00	N/A	500.00	0.00	-500.00	N/A	0.00
5020-0030	Janitorial Supplies	248.40	0.00	-248.40	N/A	519.99	0.00	-519.99	N/A	0.00
5020-9999	TOTAL CAM JANITORIAL	1,998.40	0.00	-1,998.40	N/A	8,019.99	0.00	-8,019.99	N/A	0.00
5030-0000	CAM MAINTENANCE & REPAIR									
5030-0020	Elevator Contract	193.00	0.00	-193.00	N/A	386.00	0.00	-386.00	N/A	0.00

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
5030-0040	HVAC Contract	0.00	0.00	0.00	N/A	1,850.00	0.00	-1,850.00	N/A	0.00
5030-0050	HVAC Extra	225.00	0.00	-225.00	N/A	225.00	0.00	-225.00	N/A	0.00
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	14,750.00	0.00	-14,750.00	N/A	14,750.00	0.00	-14,750.00	N/A	0.00
5030-0120	Other Maint & Repair	349.02	0.00	-349.02	N/A	745.02	0.00	-745.02	N/A	0.00
5030-9999	TOTAL CAM MAINTENANCE & REPAIR	15,517.02	0.00	-15,517.02	N/A	28,906.38	0.00	-28,906.38	N/A	0.00
5040-0000	CAM ADMINISTRATION									
5040-0010	Management Fees	2,400.00	0.00	-2,400.00	N/A	9,600.00	0.00	-9,600.00	N/A	0.00
5040-9999	TOTAL CAM ADMINISTRATION	2,400.00	0.00	-2,400.00	N/A	9,600.00	0.00	-9,600.00	N/A	0.00
5050-0000	CAM SERVICES									
5050-0010	Office Expense	163.49	0.00	-163.49	N/A	815.64	0.00	-815.64	N/A	0.00
5050-0030	Landscape Contract	2,398.00	0.00	-2,398.00	N/A	9,196.00	0.00	-9,196.00	N/A	0.00
5050-0040	Landscape Extra	46.02	0.00	-46.02	N/A	46.02	0.00	-46.02	N/A	0.00
5050-0060	Pest Control	105.00	0.00	-105.00	N/A	105.00	0.00	-105.00	N/A	0.00
5050-0070	Rubbish	912.84	0.00	-912.84	N/A	3,600.07	0.00	-3,600.07	N/A	0.00
5050-0090	Security Contract	447.83	0.00	-447.83	N/A	1,791.32	0.00	-1,791.32	N/A	0.00
5050-0110	Security & Alarm	594.30	0.00	-594.30	N/A	20,053.30	0.00	-20,053.30	N/A	0.00
5050-9999	TOTAL CAM SERVICES	4,667.48	0.00	-4,667.48	N/A	35,607.35	0.00	-35,607.35	N/A	0.00
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	4,090.86	0.00	-4,090.86	N/A	0.00
5070-9999	TOTAL CAM PROPERTY TAXES	0.00	0.00	0.00	N/A	4,090.86	0.00	-4,090.86	N/A	0.00
5999-9999	TOTAL RECOVERABLE EXPENSES	26,170.41	0.00	-26,170.41	N/A	123,768.64	0.00	-123,768.64	N/A	0.00
6001-0000	UNRECOVERABLE EXPENSES									
6020-0000	VACANCY									
6020-0010	Vacancy Expense	18.54	0.00	-18.54	N/A	915.31	0.00	-915.31	N/A	0.00
6020-9999	TOTAL VACANCY	18.54	0.00	-18.54	N/A	915.31	0.00	-915.31	N/A	0.00
6999-9999	TOTAL UNRECOVERABLE EXPENSES	18.54	0.00	-18.54	N/A	915.31	0.00	-915.31	N/A	0.00

Budget Comparison

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

130 Robin Hill, LLC

Month = Oct 2023

Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	TOTAL OPERATING EXPENSE	26,188.95	0.00	-26,188.95	N/A	124,683.95	0.00	-124,683.95	N/A	0.00
7999-9999	NET OPERATING INCOME	44,917.03	0.00	44,917.03	N/A	73,507.31	0.00	73,507.31	N/A	0.00
9090-0000	NET INCOME	44,917.03	0.00	44,917.03	N/A	73,507.31	0.00	73,507.31	N/A	0.00
	CASH FLOW	44,917.03	0.00	44,917.03	N/A	73,507.31	0.00	73,507.31	N/A	0.00

Rent Roll

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

As Of = 10/31/2023

Month = 10/2023

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		-14,252.29
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			2,035.49
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		1,052.55
250	3,454.00	Cornerstone Medical Associates, Inc.	0.00	0.00	0.00	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.	10,610.00	1.28	10,000.00	0.00	0.00	0.00	09/01/2016	11/30/2026		12,727.72
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		104.94
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	43,799.91	1.05	28,535.59	0.00	0.00	0.00				10,303.41

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	43,799.91	28,535.59	0.00	0.00	9	77.77	71.72	10,303.40
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	43,799.91	28,535.59	0.00	0.00	9	100.00	100.00	10,303.40