

Owner Monthly Report

July 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 = Jul 2024
 Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Income	76,823.16	0.00	76,823.16	0.00
Expenses	30,192.03	0.00	30,192.03	0.00
Net Operating Income	46,631.13	0.00	46,631.13	0.00
Cash Flow	46,631.13	0.00	46,631.13	0.00
<i>Other Sources & Uses of Cash</i>				
Total Other Cash Activity	0.00	0.00	0.00	0.00
CASH FLOW	46,631.13	0.00	46,631.13	0.00

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	114,115.76	158,883.64	44,767.88
Money Market	502,650.58	504,513.83	1,863.25
TOTAL CASH	616,766.34	663,397.47	46,631.13

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	114,115.76	158,883.64	44,767.88
Money Market	502,650.58	504,513.83	1,863.25
TOTAL CASH	616,766.34	663,397.47	46,631.13

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	158,883.64
Money Market	504,513.83
TOTAL CASH	663,397.47
PREPAID EXPENSES	
TOTAL PREPAID EXPENSES	0.00
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	7,168,595.97
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	918,643.07
Prior Years Retained Earnings	643,876.42
TOTAL CAPITAL	7,131,425.38
TOTAL LIABILITIES AND CAPITAL	7,168,595.97

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	44,865.61	58.40	44,865.61	58.40
Prepaid Rent	22,516.41	29.31	22,516.41	29.31
TOTAL RENTAL INCOME	67,382.02	87.71	67,382.02	87.71
CAM INCOME				
CAM Income	7,577.89	9.86	7,577.89	9.86
TOTAL CAM INCOME	7,577.89	9.86	7,577.89	9.86
OTHER INCOME				
Interest Income	1,863.25	2.43	1,863.25	2.43
TOTAL OTHER INCOME	1,863.25	2.43	1,863.25	2.43
TOTAL INCOME	76,823.16	100.00	76,823.16	100.00
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
CAM UTILITIES				
Electricity	804.16	1.05	804.16	1.05
Gas	167.20	0.22	167.20	0.22
Water & Sewer	603.14	0.79	603.14	0.79
TOTAL CAM UTILITIES	1,574.50	2.05	1,574.50	2.05
CAM JANITORIAL				
Janitorial Contract	1,750.00	2.28	1,750.00	2.28
Janitorial Supplies	87.00	0.11	87.00	0.11
TOTAL CAM JANITORIAL	1,837.00	2.39	1,837.00	2.39
CAM MAINTENANCE & REPAIR				
Elevator Contract	202.65	0.26	202.65	0.26
Locks & Keys	95.00	0.12	95.00	0.12
TOTAL CAM MAINTENANCE & REPAIR	297.65	0.39	297.65	0.39
CAM ADMINISTRATION				
Management Fees	2,400.00	3.12	2,400.00	3.12
TOTAL CAM ADMINISTRATION	2,400.00	3.12	2,400.00	3.12
CAM SERVICES				
Office Expense	163.62	0.21	163.62	0.21
Landscape Contract	2,398.00	3.12	2,398.00	3.12
Rubbish	912.84	1.19	912.84	1.19
Security Contract	447.83	0.58	447.83	0.58
Security & Alarm	150.00	0.20	150.00	0.20
TOTAL CAM SERVICES	4,072.29	5.30	4,072.29	5.30
CAM INSURANCE				
Property Insurance	20,010.59	26.05	20,010.59	26.05
TOTAL CAM INSURANCE	20,010.59	26.05	20,010.59	26.05

Income Statement

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130 Robin Hill, LLC

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ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
TOTAL RECOVERABLE EXPENSES	30,192.03	39.30	30,192.03	39.30
TOTAL OPERATING EXPENSE	30,192.03	39.30	30,192.03	39.30
NET OPERATING INCOME	46,631.13	60.70	46,631.13	60.70
NET INCOME	46,631.13	60.70	46,631.13	60.70

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	44,865.61	39,535.00	5,330.61	13.48	44,865.61	273,805.00	-228,939.39	-83.61	0.00
4010-0030	Prepaid Rent	22,516.41	0.00	22,516.41	N/A	22,516.41	0.00	22,516.41	N/A	0.00
4010-9999	TOTAL RENTAL INCOME	67,382.02	39,535.00	27,847.02	70.44	67,382.02	273,805.00	-206,422.98	-75.39	0.00
4020-0000	CAM INCOME									
4020-0010	CAM Income	7,577.89	7,577.92	-0.03	0.00	7,577.89	53,045.92	-45,468.03	-85.71	0.00
4020-0020	CAM Utility Income	0.00	2,163.00	-2,163.00	-100.00	0.00	6,489.00	-6,489.00	-100.00	0.00
4020-9999	TOTAL CAM INCOME	7,577.89	9,740.92	-2,163.03	-22.21	7,577.89	59,534.92	-51,957.03	-87.27	0.00
4030-0000	OTHER INCOME									
4030-0070	Interest Income	1,863.25	0.00	1,863.25	N/A	1,863.25	0.00	1,863.25	N/A	0.00
4030-9999	TOTAL OTHER INCOME	1,863.25	0.00	1,863.25	N/A	1,863.25	0.00	1,863.25	N/A	0.00
4999-9999	TOTAL INCOME	76,823.16	49,275.92	27,547.24	55.90	76,823.16	333,339.92	-256,516.76	-76.95	0.00
5000-0000	OPERATING EXPENSES									
5001-0000	RECOVERABLE EXPENSES									
5010-0000	CAM UTILITIES									
5010-0010	Electricity	804.16	2,085.00	1,280.84	61.43	804.16	14,595.00	13,790.84	94.49	0.00
5010-0020	Gas	167.20	450.00	282.80	62.84	167.20	3,150.00	2,982.80	94.69	0.00
5010-0030	Water & Sewer	603.14	550.00	-53.14	-9.66	603.14	3,850.00	3,246.86	84.33	0.00
5010-9999	TOTAL CAM UTILITIES	1,574.50	3,085.00	1,510.50	48.96	1,574.50	21,595.00	20,020.50	92.71	0.00
5020-0000	CAM JANITORIAL									
5020-0010	Janitorial Contract	1,750.00	1,750.00	0.00	0.00	1,750.00	12,250.00	10,500.00	85.71	0.00
5020-0020	Janitorial Extra	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	0.00
5020-0030	Janitorial Supplies	87.00	100.00	13.00	13.00	87.00	700.00	613.00	87.57	0.00
5020-0040	Window Cleaning	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	0.00
5020-9999	TOTAL CAM JANITORIAL	1,837.00	1,950.00	113.00	5.79	1,837.00	15,650.00	13,813.00	88.26	0.00
5030-0000	CAM MAINTENANCE & REPAIR									
5030-0020	Elevator Contract	202.65	247.00	44.35	17.96	202.65	1,729.00	1,526.35	88.28	0.00
5030-0040	HVAC Contract	0.00	1,850.00	1,850.00	100.00	0.00	5,550.00	5,550.00	100.00	0.00

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ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5030-0050	HVAC Extra	0.00	150.00	150.00	100.00	0.00	1,050.00	1,050.00	100.00	0.00
5030-0060	Lighting Maintenance	0.00	300.00	300.00	100.00	0.00	900.00	900.00	100.00	0.00
5030-0070	Locks & Keys	95.00	50.00	-45.00	-90.00	95.00	200.00	105.00	52.50	0.00
5030-0100	Plumbing Repair	0.00	100.00	100.00	100.00	0.00	1,120.00	1,120.00	100.00	0.00
5030-0120	Other Maint & Repair	0.00	400.00	400.00	100.00	0.00	2,800.00	2,800.00	100.00	0.00
5030-9999	TOTAL CAM MAINTENANCE & REPAIR	297.65	3,097.00	2,799.35	90.39	297.65	13,349.00	13,051.35	97.77	0.00
5040-0000	CAM ADMINISTRATION									
5040-0010	Management Fees	2,400.00	2,400.00	0.00	0.00	2,400.00	16,800.00	14,400.00	85.71	0.00
5040-9999	TOTAL CAM ADMINISTRATION	2,400.00	2,400.00	0.00	0.00	2,400.00	16,800.00	14,400.00	85.71	0.00
5050-0000	CAM SERVICES									
5050-0010	Office Expense	163.62	200.00	36.38	18.19	163.62	200.00	36.38	18.19	0.00
5050-0030	Landscape Contract	2,398.00	2,398.00	0.00	0.00	2,398.00	16,786.00	14,388.00	85.71	0.00
5050-0040	Landscape Extra	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	0.00
5050-0060	Pest Control	0.00	105.00	105.00	100.00	0.00	315.00	315.00	100.00	0.00
5050-0070	Rubbish	912.84	913.00	0.16	0.02	912.84	6,391.00	5,478.16	85.72	0.00
5050-0090	Security Contract	447.83	448.00	0.17	0.04	447.83	3,136.00	2,688.17	85.72	0.00
5050-0110	Security & Alarm	150.00	364.00	214.00	58.79	150.00	1,492.00	1,342.00	89.95	0.00
5050-9999	TOTAL CAM SERVICES	4,072.29	4,628.00	555.71	12.01	4,072.29	29,720.00	25,647.71	86.30	0.00
5060-0000	CAM INSURANCE									
5060-0010	Property Insurance	20,010.59	8,493.00	-11,517.59	-135.61	20,010.59	8,493.00	-11,517.59	-135.61	0.00
5060-9999	TOTAL CAM INSURANCE	20,010.59	8,493.00	-11,517.59	-135.61	20,010.59	8,493.00	-11,517.59	-135.61	0.00
5070-0000	CAM PROPERTY TAXES									
5070-0010	Property Taxes	0.00	0.00	0.00	N/A	0.00	41,690.00	41,690.00	100.00	0.00
5070-9999	TOTAL CAM PROPERTY TAXES	0.00	0.00	0.00	N/A	0.00	41,690.00	41,690.00	100.00	0.00
5999-9999	TOTAL RECOVERABLE EXPENSES	30,192.03	23,653.00	-6,539.03	-27.65	30,192.03	147,297.00	117,104.97	79.50	0.00
7999-0000	TOTAL OPERATING EXPENSE	30,192.03	23,653.00	-6,539.03	-27.65	30,192.03	147,297.00	117,104.97	79.50	0.00
7999-9999	NET OPERATING INCOME	46,631.13	25,622.92	21,008.21	81.99	46,631.13	186,042.92	-139,411.79	-74.94	0.00
9090-0000	NET INCOME	46,631.13	25,622.92	21,008.21	81.99	46,631.13	186,042.92	-139,411.79	-74.94	0.00
	CASH FLOW	46,631.13	25,622.92	21,008.21	81.99	46,631.13	186,042.92	-139,411.79	-74.94	0.00

Budget Comparison

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

130 Robin Hill, LLC

Month = Jul 2024

Book = Cash

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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Rent Roll

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

As Of = 07/31/2024

Month = 07/2024

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	17,129.87	1.94	0.00	0.00	0.00	0.00	07/01/2020	06/30/2033		-22,316.41
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			956.99
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		0.00
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		8,990.06
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		-200.00
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	44,865.61	1.07	37,170.59	0.00	0.00	0.00				-21,204.36

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	44,865.61	37,170.59	0.00	0.00	9	77.77	71.72	-21,204.36
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	44,865.61	37,170.59	0.00	0.00	9	100.00	100.00	-21,204.36