

# Owner Monthly Report

December 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 = Dec 2023

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Income	55,710.73	0.00	323,341.79	0.00
Expenses	60,077.29	0.00	195,964.32	0.00
<b>Net Operating Income</b>	<b>-4,366.56</b>	<b>0.00</b>	<b>127,377.47</b>	<b>0.00</b>
Extraordinary & Capital Expenses	0.00	0.00	68,157.31	0.00
<b>Cash Flow</b>	<b>-4,366.56</b>	<b>0.00</b>	<b>59,220.16</b>	<b>0.00</b>
<i>Other Sources &amp; Uses of Cash</i>				
Security Deposits	0.00	0.00	8,635.00	0.00
<b>Total Other Cash Activity</b>	<b>0.00</b>	<b>0.00</b>	<b>8,635.00</b>	<b>0.00</b>
<b>CASH FLOW</b>	<b>-4,366.56</b>	<b>0.00</b>	<b>67,855.16</b>	<b>0.00</b>

MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	134,490.78	129,162.02	-5,328.76
Money Market	295,376.09	296,338.29	962.20
<b>TOTAL CASH</b>	<b>429,866.87</b>	<b>425,500.31</b>	<b>-4,366.56</b>

YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
Operating Cash	357,645.15	129,162.02	-228,483.13
Money Market	0.00	296,338.29	296,338.29
<b>TOTAL CASH</b>	<b>357,645.15</b>	<b>425,500.31</b>	<b>67,855.16</b>

**Balance Sheet**

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

ACCOUNT	CURRENT BALANCE
<b>ASSETS</b>	
CASH	
Operating Cash	129,162.02
Money Market	296,338.29
TOTAL CASH	425,500.31
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
<b>TOTAL ASSETS</b>	<b>6,930,698.81</b>
<b>LIABILITIES AND CAPITAL</b>	
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	680,745.91
Prior Years Retained Earnings	643,876.42
TOTAL CAPITAL	6,893,528.22
<b>TOTAL LIABILITIES AND CAPITAL</b>	<b>6,930,698.81</b>

# Income Statement

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

130 Robin Hill, LLC

Month = Dec 2023

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
<b>INCOME</b>				
RENTAL INCOME				
Rent Income	43,944.97	78.88	253,856.40	78.51
Prepaid Rent	-242.93	-0.44	19,116.51	5.91
<b>TOTAL RENTAL INCOME</b>	<b>43,702.04</b>	<b>78.44</b>	<b>272,972.91</b>	<b>84.42</b>
CAM INCOME				
CAM Income	8,080.98	14.51	39,600.99	12.25
CAM Prior Year	2,965.51	5.32	9,198.20	2.84
<b>TOTAL CAM INCOME</b>	<b>11,046.49</b>	<b>19.83</b>	<b>48,799.19</b>	<b>15.09</b>
OTHER INCOME				
Reimbursed Expenses	0.00	0.00	-2,981.32	-0.92
Interest Income	962.20	1.73	4,551.01	1.41
<b>TOTAL OTHER INCOME</b>	<b>962.20</b>	<b>1.73</b>	<b>1,569.69</b>	<b>0.49</b>
<b>TOTAL INCOME</b>	<b>55,710.73</b>	<b>100.00</b>	<b>323,341.79</b>	<b>100.00</b>
<b>OPERATING EXPENSES</b>				
RECOVERABLE EXPENSES				
CAM UTILITIES				
Electricity	1,121.14	2.01	13,399.72	4.14
Gas	327.78	0.59	571.78	0.18
Water & Sewer	470.56	0.84	3,639.74	1.13
Other Utilities	0.00	0.00	-19.14	-0.01
<b>TOTAL CAM UTILITIES</b>	<b>1,919.48</b>	<b>3.45</b>	<b>17,592.10</b>	<b>5.44</b>
CAM JANITORIAL				
Janitorial Contract	1,750.00	3.14	10,500.00	3.25
Janitorial Extra	0.00	0.00	500.00	0.15
Janitorial Supplies	0.00	0.00	519.99	0.16
Window Cleaning	3,965.00	7.12	3,965.00	1.23
<b>TOTAL CAM JANITORIAL</b>	<b>5,715.00</b>	<b>10.26</b>	<b>15,484.99</b>	<b>4.79</b>
CAM MAINTENANCE & REPAIR				
Elevator Contract	202.65	0.36	781.65	0.24
HVAC Contract	0.00	0.00	1,850.00	0.57
HVAC Extra	0.00	0.00	225.00	0.07
Painting	0.00	0.00	10,950.36	3.39
Parking Lot Repair	0.00	0.00	14,750.00	4.56
Plumbing Repair	225.00	0.40	225.00	0.07
Roof Repair	428.04	0.77	428.04	0.13
Other Maint & Repair	303.00	0.54	1,312.02	0.41
<b>TOTAL CAM MAINTENANCE &amp; REPAIR</b>	<b>1,158.69</b>	<b>2.08</b>	<b>30,522.07</b>	<b>9.44</b>
CAM ADMINISTRATION				
Management Fees	2,400.00	4.31	14,400.00	4.45
<b>TOTAL CAM ADMINISTRATION</b>	<b>2,400.00</b>	<b>4.31</b>	<b>14,400.00</b>	<b>4.45</b>
CAM SERVICES				

# Income Statement

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

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
Office Expense	163.49	0.29	1,142.62	0.35
Landscape Contract	2,398.00	4.30	13,992.00	4.33
Landscape Extra	103.22	0.19	216.32	0.07
Pest Control	0.00	0.00	105.00	0.03
Rubbish	912.84	1.64	5,425.75	1.68
Security Contract	447.83	0.80	2,686.98	0.83
Security & Alarm	3,063.18	5.50	24,394.48	7.54
<b>TOTAL CAM SERVICES</b>	<b>7,088.56</b>	<b>12.72</b>	<b>47,963.15</b>	<b>14.83</b>
<b>CAM INSURANCE</b>				
Property Insurance	0.00	0.00	23,140.96	7.16
<b>TOTAL CAM INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>23,140.96</b>	<b>7.16</b>
<b>CAM PROPERTY TAXES</b>				
Property Taxes	41,690.19	74.83	45,781.05	14.16
<b>TOTAL CAM PROPERTY TAXES</b>	<b>41,690.19</b>	<b>74.83</b>	<b>45,781.05</b>	<b>14.16</b>
<b>TOTAL RECOVERABLE EXPENSES</b>	<b>59,971.92</b>	<b>107.65</b>	<b>194,884.32</b>	<b>60.27</b>
<b>UNRECOVERABLE EXPENSES</b>				
<b>VACANCY</b>				
Vacancy Expense	105.37	0.19	1,080.00	0.33
<b>TOTAL VACANCY</b>	<b>105.37</b>	<b>0.19</b>	<b>1,080.00</b>	<b>0.33</b>
<b>TOTAL UNRECOVERABLE EXPENSES</b>	<b>105.37</b>	<b>0.19</b>	<b>1,080.00</b>	<b>0.33</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>60,077.29</b>	<b>107.84</b>	<b>195,964.32</b>	<b>60.61</b>
<b>NET OPERATING INCOME</b>	<b>-4,366.56</b>	<b>-7.84</b>	<b>127,377.47</b>	<b>39.39</b>
<b>CAPITAL EXPENDITURES</b>				
<b>EXTRAORDINARY EXPENSE</b>				
Roof Replacement	0.00	0.00	43,974.00	13.60
<b>TOTAL EXTRAORDINARY EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>43,974.00</b>	<b>13.60</b>
Leasing Commissions	0.00	0.00	24,183.31	7.48
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>0.00</b>	<b>0.00</b>	<b>68,157.31</b>	<b>21.08</b>
<b>TOTAL OTHER EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>68,157.31</b>	<b>21.08</b>
<b>NET INCOME</b>	<b>-4,366.56</b>	<b>-7.84</b>	<b>59,220.16</b>	<b>18.32</b>

**Budget Comparison**

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>4000-0000</b>	<b>INCOME</b>									
4010-0000	RENTAL INCOME									
4010-0020	Rent Income	43,944.97	0.00	43,944.97	N/A	253,856.40	0.00	253,856.40	N/A	234,270.00
4010-0030	Prepaid Rent	-242.93	0.00	-242.93	N/A	19,116.51	0.00	19,116.51	N/A	0.00
4010-9999	TOTAL RENTAL INCOME	43,702.04	0.00	43,702.04	N/A	272,972.91	0.00	272,972.91	N/A	234,270.00
4020-0000	CAM INCOME									
4020-0010	CAM Income	8,080.98	0.00	8,080.98	N/A	39,600.99	0.00	39,600.99	N/A	45,467.92
4020-0020	CAM Utility Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,326.00
4020-0090	CAM Prior Year	2,965.51	0.00	2,965.51	N/A	9,198.20	0.00	9,198.20	N/A	0.00
4020-9999	TOTAL CAM INCOME	11,046.49	0.00	11,046.49	N/A	48,799.19	0.00	48,799.19	N/A	49,793.92
4030-0000	OTHER INCOME									
4030-0030	Reimbursed Expenses	0.00	0.00	0.00	N/A	-2,981.32	0.00	-2,981.32	N/A	0.00
4030-0070	Interest Income	962.20	0.00	962.20	N/A	4,551.01	0.00	4,551.01	N/A	0.00
4030-9999	TOTAL OTHER INCOME	962.20	0.00	962.20	N/A	1,569.69	0.00	1,569.69	N/A	0.00
<b>4999-9999</b>	<b>TOTAL INCOME</b>	<b>55,710.73</b>	<b>0.00</b>	<b>55,710.73</b>	<b>N/A</b>	<b>323,341.79</b>	<b>0.00</b>	<b>323,341.79</b>	<b>N/A</b>	<b>284,063.92</b>
<b>5000-0000</b>	<b>OPERATING EXPENSES</b>									
5001-0000	RECOVERABLE EXPENSES									
5010-0000	CAM UTILITIES									
5010-0010	Electricity	1,121.14	0.00	-1,121.14	N/A	13,399.72	0.00	-13,399.72	N/A	12,510.00
5010-0020	Gas	327.78	0.00	-327.78	N/A	571.78	0.00	-571.78	N/A	2,700.00
5010-0030	Water & Sewer	470.56	0.00	-470.56	N/A	3,639.74	0.00	-3,639.74	N/A	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	1,919.48	0.00	-1,919.48	N/A	17,592.10	0.00	-17,592.10	N/A	18,510.00
5020-0000	CAM JANITORIAL									
5020-0010	Janitorial Contract	1,750.00	0.00	-1,750.00	N/A	10,500.00	0.00	-10,500.00	N/A	10,500.00
5020-0020	Janitorial Extra	0.00	0.00	0.00	N/A	500.00	0.00	-500.00	N/A	600.00
5020-0030	Janitorial Supplies	0.00	0.00	0.00	N/A	519.99	0.00	-519.99	N/A	600.00
5020-0040	Window Cleaning	3,965.00	0.00	-3,965.00	N/A	3,965.00	0.00	-3,965.00	N/A	2,000.00
5020-9999	TOTAL CAM JANITORIAL	5,715.00	0.00	-5,715.00	N/A	15,484.99	0.00	-15,484.99	N/A	13,700.00

**Budget Comparison**

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

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	0.00	-202.65	N/A	781.65	0.00	-781.65	N/A	1,482.00
5030-0040	HVAC Contract	0.00	0.00	0.00	N/A	1,850.00	0.00	-1,850.00	N/A	3,700.00
5030-0050	HVAC Extra	0.00	0.00	0.00	N/A	225.00	0.00	-225.00	N/A	900.00
5030-0060	Lighting Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
5030-0070	Locks & Keys	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	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	225.00	0.00	-225.00	N/A	225.00	0.00	-225.00	N/A	1,020.00
5030-0110	Roof Repair	428.04	0.00	-428.04	N/A	428.04	0.00	-428.04	N/A	0.00
5030-0120	Other Maint & Repair	303.00	0.00	-303.00	N/A	1,312.02	0.00	-1,312.02	N/A	2,400.00
5030-9999	TOTAL CAM MAINTENANCE & REPAIR	1,158.69	0.00	-1,158.69	N/A	30,522.07	0.00	-30,522.07	N/A	10,252.00
5040-0000	CAM ADMINISTRATION									
5040-0010	Management Fees	2,400.00	0.00	-2,400.00	N/A	14,400.00	0.00	-14,400.00	N/A	14,400.00
5040-9999	TOTAL CAM ADMINISTRATION	2,400.00	0.00	-2,400.00	N/A	14,400.00	0.00	-14,400.00	N/A	14,400.00
5050-0000	CAM SERVICES									
5050-0010	Office Expense	163.49	0.00	-163.49	N/A	1,142.62	0.00	-1,142.62	N/A	0.00
5050-0030	Landscape Contract	2,398.00	0.00	-2,398.00	N/A	13,992.00	0.00	-13,992.00	N/A	14,388.00
5050-0040	Landscape Extra	103.22	0.00	-103.22	N/A	216.32	0.00	-216.32	N/A	1,200.00
5050-0060	Pest Control	0.00	0.00	0.00	N/A	105.00	0.00	-105.00	N/A	210.00
5050-0070	Rubbish	912.84	0.00	-912.84	N/A	5,425.75	0.00	-5,425.75	N/A	5,478.00
5050-0090	Security Contract	447.83	0.00	-447.83	N/A	2,686.98	0.00	-2,686.98	N/A	2,688.00
5050-0110	Security & Alarm	3,063.18	0.00	-3,063.18	N/A	24,394.48	0.00	-24,394.48	N/A	1,128.00
5050-9999	TOTAL CAM SERVICES	7,088.56	0.00	-7,088.56	N/A	47,963.15	0.00	-47,963.15	N/A	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	0.00	-41,690.19	N/A	45,781.05	0.00	-45,781.05	N/A	41,690.00
5070-9999	TOTAL CAM PROPERTY TAXES	41,690.19	0.00	-41,690.19	N/A	45,781.05	0.00	-45,781.05	N/A	41,690.00
5999-9999	TOTAL RECOVERABLE EXPENSES	59,971.92	0.00	-59,971.92	N/A	194,884.32	0.00	-194,884.32	N/A	123,644.00
6001-0000	UNRECOVERABLE EXPENSES									

**Budget Comparison**

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6020-0000	VACANCY									
6020-0010	Vacancy Expense	105.37	0.00	-105.37	N/A	1,080.00	0.00	-1,080.00	N/A	0.00
6020-9999	TOTAL VACANCY	105.37	0.00	-105.37	N/A	1,080.00	0.00	-1,080.00	N/A	0.00
6999-9999	TOTAL UNRECOVERABLE EXPENSES	105.37	0.00	-105.37	N/A	1,080.00	0.00	-1,080.00	N/A	0.00
<b>7999-0000</b>	<b>TOTAL OPERATING EXPENSE</b>	<b>60,077.29</b>	<b>0.00</b>	<b>-60,077.29</b>	<b>N/A</b>	<b>195,964.32</b>	<b>0.00</b>	<b>-195,964.32</b>	<b>N/A</b>	<b>123,644.00</b>
<b>7999-9999</b>	<b>NET OPERATING INCOME</b>	<b>-4,366.56</b>	<b>0.00</b>	<b>-4,366.56</b>	<b>N/A</b>	<b>127,377.47</b>	<b>0.00</b>	<b>127,377.47</b>	<b>N/A</b>	<b>160,419.92</b>
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
<b>8990-9999</b>	<b>TOTAL OTHER EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>68,157.31</b>	<b>0.00</b>	<b>-68,157.31</b>	<b>N/A</b>	<b>0.00</b>
<b>9090-0000</b>	<b>NET INCOME</b>	<b>-4,366.56</b>	<b>0.00</b>	<b>-4,366.56</b>	<b>N/A</b>	<b>59,220.16</b>	<b>0.00</b>	<b>59,220.16</b>	<b>N/A</b>	<b>160,419.92</b>
	CASH FLOW	-4,366.56	0.00	-4,366.56	N/A	59,220.16	0.00	59,220.16	N/A	160,419.92



**Rent Roll**

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

As Of = 12/31/2023

Month = 12/2023

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
<b>Current/Notice/Vacant Tenants</b>												
100	8,818.00	SBCERS	16,314.17	1.85	0.00	0.00	0.00	0.00	07/01/2020	06/30/2033		-22,046.18
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		1,297.27
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		12,858.70
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		314.82
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
<b>Total</b>		<b>130 Robin Hill, LLC</b>	<b>44,049.91</b>	<b>1.05</b>	<b>37,170.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>				<b>-16,210.39</b>

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	-16,210.39
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
<b>Totals:</b>	<b>41,792.00</b>	<b>44,049.91</b>	<b>37,170.59</b>	<b>0.00</b>	<b>0.00</b>	<b>9</b>	<b>100.00</b>	<b>100.00</b>	<b>-16,210.39</b>