

130 Robin Hill Road LLC

Balance Sheet

As of December 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
130 RHR (3838)	341,722.71
Cash With Fiscal Agent	160,960.90
Total Bank Accounts	\$502,683.61
Total Current Assets	\$502,683.61
Fixed Assets	
Buildings	9,590,000.00
Total Fixed Assets	\$9,590,000.00
Other Assets	
Closing Cost	4,629.50
Security Deposits	569.33
Total Other Assets	\$5,198.83
TOTAL ASSETS	\$10,097,882.44
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deposits	63,896.99
Total Other Current Liabilities	\$63,896.99
Total Current Liabilities	\$63,896.99
Total Liabilities	\$63,896.99
Equity	
Owner's Investment	18,434,300.00
Retained Earnings	-7,951,660.09
Net Income	-448,654.46
Total Equity	\$10,033,985.45
TOTAL LIABILITIES AND EQUITY	\$10,097,882.44

130 Robin Hill Road LLC

Expenses by Vendor Summary

July - December, 2024

	TOTAL
Advanced Cable Systems	2,744.60
Bank of America	15.00
CBRE, Inc.	4,500.00
City of Goleta (Permits)	7,220.76
Frank Schipper Construction (Construction Contractor)	494,476.60
Paul Poirier & Associates Architects (Project Architect)	49,797.63
Underwood Management Resources	30,765.50
Westerlay - Property Management	14,400.00
Westerlay - Reimbursable	215,213.32
TOTAL	\$819,133.41

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Profit and Loss

July - December, 2024

	TOTAL
Income	
Interest Income	2,998.46
Other Income	49,612.19
Prepaid Rent	48,971.27
Rent	268,897.03
Total Income	\$370,478.95
GROSS PROFIT	\$370,478.95
Expenses	
Accounting	45.00
Bank Charges & Fees	0.00
Building Improvements	0.00
Commissions	77,282.84
Contractors	582,299.33
Insurance	22,730.59
Janitorial	11,399.66
Landscaping	14,921.00
Legal & Professional Services	6,175.00
Office Expense	756.04
Permits	7,220.76
Pest Control	535.00
Property Management	14,400.00
Property Taxes	42,066.96
Reimbursable Expenses	-803.26
Repairs & Maintenance	14,444.85
Rubbish	5,704.04
Security	6,041.72
Utilities	13,913.88
Vacancy Expense	0.00
Total Expenses	\$819,133.41
NET OPERATING INCOME	\$ -448,654.46
Other Expenses	
Other Miscellaneous Expense	0.00
Total Other Expenses	\$0.00
NET OTHER INCOME	\$0.00
NET INCOME	\$ -448,654.46