

130 Robin Hill Road LLC

Balance Sheet

As of May 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
130 RHR (3838)	936,445.58
Cash With Fiscal Agent	330,075.50
Total Bank Accounts	\$1,266,521.08
Total Current Assets	\$1,266,521.08
Fixed Assets	
Buildings	9,080,000.00
Total Fixed Assets	\$9,080,000.00
Other Assets	
Closing Cost	4,629.50
Security Deposits	569.33
Total Other Assets	\$5,198.83
TOTAL ASSETS	\$10,351,719.91
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deposits	28,535.59
Total Other Current Liabilities	\$28,535.59
Total Current Liabilities	\$28,535.59
Total Liabilities	\$28,535.59
Equity	
Owner's Investment	18,434,300.00
Retained Earnings	-6,174,202.57
Net Income	-1,936,913.11
Total Equity	\$10,323,184.32
TOTAL LIABILITIES AND EQUITY	\$10,351,719.91

130 Robin Hill Road LLC

Expenses by Vendor Summary

July 2022 - May 2023

	TOTAL
Advanced Cable Systems	24,352.22
Arcadia Studio (Landscape Architect)	1,333.75
Ashley & Vance Engineering, Inc.	2,080.00
Bank of America	11.00
Braun & Associates Inc	200.00
CBRE, Inc.	4,800.00
CDW Government	2,608.17
Central Coast Audio Visual	194,261.47
City of Goleta (Permits)	27,178.52
DesignArc	13,483.09
Frank Schipper Construction (Construction Contractor)	1,590,371.47
Good Land Plumbing & Construction	2,842.61
Henderson Advisors	5,750.00
Home Depot	72.30
Jura	3,852.50
Mechanical Engineering Consultants, Inc (Mechanical Engineering)	3,900.00
Nationwide (Property Insurance)	1,066.00
Pacific Materials Laboratory	2,380.00
Paul Poirier & Associates Architects (Project Architect)	11,451.80
QuickBooks (Accounting Software)	915.00
Reicker, Pfau & McRoy (General Counsel)	200.00
Stantec Consulting Services Inc (Civil Engineering)	670.00
Tri-County Office Furniture	180,265.60
Vogue Sign Company	1,300.00
Westerlay - Property Management	26,400.00
Westerlay - Reimbursable	258,981.34
Window Products Management	24,092.06
Not Specified	4,291.44
TOTAL	\$2,389,110.34

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Profit and Loss

July 2022 - May 2023

	TOTAL
Income	
Other Income	63,168.10
Prepaid Rent	-10,205.37
Rent	399,234.50
Total Income	\$452,197.23
GROSS PROFIT	\$452,197.23
Expenses	
Contractors	2,066,153.24
Insurance	28,353.63
Janitorial	26,297.50
Landscaping	66,647.08
Legal & Professional Services	2,923.00
Office Expense	1,082.25
Office Supplies & Software	915.00
Other Business Expenses	
Kitchen Appliances	3,924.80
Total Other Business Expenses	3,924.80
Permits	27,178.52
Pest Control	210.00
Property Management	26,400.00
Property Taxes	73,340.10
Reimbursable Expenses	4,343.13
Repairs & Maintenance	12,878.96
Rubbish	8,567.28
Security	7,933.70
Utilities	26,016.16
Vacancy Expense	-11.86
Total Expenses	\$2,383,152.49
NET OPERATING INCOME	\$ -1,930,955.26
Other Expenses	
Other Miscellaneous Expense	5,957.85
Total Other Expenses	\$5,957.85
NET OTHER INCOME	\$ -5,957.85
NET INCOME	\$ -1,936,913.11