

Balance Sheet

130 Robin Hill Road LLC

As of March 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
130 RHR (3838)	1,606,960.69
Cash With Fiscal Agent	245,425.40
Total for Bank Accounts	\$1,852,386.09
Accounts Receivable	
Other Current Assets	
Total for Current Assets	\$1,852,386.09
Fixed Assets	
Buildings	9,590,000.00
Total for Fixed Assets	\$9,590,000.00
Other Assets	
Closing Cost	4,629.50
Security Deposits	569.33
Total for Other Assets	\$5,198.83
Total for Assets	\$11,447,584.92
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Credit Cards	
Other Current Liabilities	
Deposits	54,496.99
Total for Other Current Liabilities	\$54,496.99
Total for Current Liabilities	\$54,496.99
Long-term Liabilities	
Total for Liabilities	\$54,496.99
Equity	
Retained Earnings	-7,951,660.09
Net Income	-1,089,551.98
Owner's Investment	20,434,300.00
Total for Equity	\$11,393,087.93
Total for Liabilities and Equity	\$11,447,584.92

Expenses by Vendor Summary

130 Robin Hill Road LLC
July 1, 2024-March 31, 2025

VENDOR	TOTAL
Advanced Cable Systems	4,443.04
Bank of America	30.00
CBRE, Inc.	9,000.00
City of Goleta (Permits)	7,220.76
Frank Schipper Construction (Construction Contractor)	1,158,229.61
Paul Poirier & Associates Architects (Project Architect)	100,241.00
QuickBooks (Accounting Software)	1,069.20
Underwood Management Resources	44,048.50
Westerlay - Property Management	21,600.00
Westerlay - Reimburseable	256,414.51
TOTAL	\$1,602,296.62

Profit and Loss

130 Robin Hill Road LLC

July 1, 2024-March 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Interest Income	4,418.67
Other Income	74,793.96
Prepaid Rent	46,184.38
Rent	387,347.63
Total for Income	\$512,744.64
Cost of Goods Sold	
Gross Profit	\$512,744.64
Expenses	
Accounting	45.00
Bank Charges & Fees	
Building Improvements	
Commissions	77,282.84
Contractors	1,315,992.15
Insurance	22,730.59
Janitorial	17,069.66
Landscaping	22,255.31
Legal & Professional Services	12,176.70
Office Expense	803.63
Office Supplies & Software	1,069.20
Permits	7,220.76
Pest Control	640.00
Property Management	21,600.00
Property Taxes	42,066.96
Reimbursable Expenses	-1,428.26
Repairs & Maintenance	21,215.14
Rubbish	8,578.76
Security	8,869.76
Utilities	23,923.42
Vacancy Expense	185.00
Total for Expenses	\$1,602,296.62
Net Operating Income	-\$1,089,551.98
Other Income	
Other Expenses	
Other Miscellaneous Expense	
Total for Other Expenses	0
Net Other Income	0
Net Income	-\$1,089,551.98