

130 Robin Hill Road LLC

Balance Sheet

As of May 31, 2024

| | TOTAL |
|--|-----------------------|
| ASSETS | |
| Current Assets | |
| Bank Accounts | |
| 130 RHR (3838) | 331,817.51 |
| Cash With Fiscal Agent | 575,090.85 |
| Total Bank Accounts | \$906,908.36 |
| Total Current Assets | \$906,908.36 |
| 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 | \$9,992,107.19 |
| LIABILITIES AND EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Deposits | 37,170.59 |
| Total Other Current Liabilities | \$37,170.59 |
| Total Current Liabilities | \$37,170.59 |
| Total Liabilities | \$37,170.59 |
| Equity | |
| Owner's Investment | 18,434,300.00 |
| Retained Earnings | -8,427,232.40 |
| Net Income | -52,131.00 |
| Total Equity | \$9,954,936.60 |
| TOTAL LIABILITIES AND EQUITY | \$9,992,107.19 |

130 Robin Hill Road LLC

Profit and Loss

July 2023 - May 2024

| | TOTAL |
|-------------------------------|----------------------|
| Income | |
| Interest Income | 9,712.83 |
| Other Income | 98,347.21 |
| Prepaid Rent | -2,860.85 |
| Rent | 475,744.95 |
| Total Income | \$580,944.14 |
| GROSS PROFIT | \$580,944.14 |
| Expenses | |
| Accounting | 48.25 |
| Building Improvements | 43,974.00 |
| Commissions | 24,183.31 |
| Contractors | 248,332.47 |
| Insurance | 23,140.96 |
| Janitorial | 24,524.98 |
| Landscaping | 28,758.27 |
| Legal & Professional Services | 43,840.19 |
| Office Expense | 1,960.41 |
| Office Supplies & Software | 970.00 |
| Permits | 9,487.75 |
| Pest Control | 315.00 |
| Property Management | 26,400.00 |
| Property Taxes | 45,781.05 |
| Reimbursable Expenses | 1,984.06 |
| Repairs & Maintenance | 36,056.43 |
| Rubbish | 9,989.95 |
| Security | 37,534.60 |
| Utilities | 24,713.46 |
| Vacancy Expense | 1,080.00 |
| Total Expenses | \$633,075.14 |
| NET OPERATING INCOME | \$ -52,131.00 |
| NET INCOME | \$ -52,131.00 |

130 Robin Hill Road LLC

Expenses by Vendor Summary

July 2023 - May 2024

| | TOTAL |
|--|---------------------|
| Advanced Cable Systems | 575.00 |
| Bank of America | 4.00 |
| City of Goleta (Permits) | 9,487.75 |
| Frank Schipper Construction (Construction Contractor) | 152,388.87 |
| Henderson Advisors | 1,218.78 |
| Paul Poirier & Associates Architects (Project Architect) | 93,609.32 |
| QuickBooks (Accounting Software) | 970.00 |
| Reicker, Pfau & McRoy (General Counsel) | 2,150.00 |
| Underwood Management Resources | 536.50 |
| Westerlay - Property Management | 26,400.00 |
| Westerlay - Reimbursable | 345,734.92 |
| TOTAL | \$633,075.14 |
