



Payroll Taxes	5,750.44	9,517.69	7,635.06	4,782.13	8,217.73														35,903.05
Pest Control	-385.00	770.00	385.00	385.00															1,155.00
Postage			128.80																128.80
Rent - Equipment	2,277.63	2,363.68	2,363.68	1,688.14	908.10														9,601.23
Royalty Fee	7,957.30	28,793.09	11,574.27	9,293.46	16,986.40														74,604.52
Salaries - Employees'	46,593.45	78,760.99	69,769.69	50,651.20	99,137.10														344,912.43
Supplies - Hotel	1,134.95	2,305.72	14,291.31	4,261.17	1,927.30	682.00													24,602.45
Supplies - Office	188.55					256.83													445.38
Supplies - Restaurant	959.41	391.88																	1,351.29
Taxes & Licenses	3,531.17				2,696.61	2,696.61													8,924.39
Telephone - Hotel	1,087.93	4,069.89	5,492.27	4,705.96	4,690.69														20,046.74
Trash & Waste	1,902.75	1,902.75	1,902.75	1,902.75	1,902.75														9,513.75
Utilities				63.68															63.68
Utilities-Hotel	-2,915.18	13,036.70	18,197.22	8,191.18	1,893.56														38,403.48
Website & Internet	1,695.08	1,681.76	3,608.02	1,855.17	1,855.17														10,695.20
<b>Total Expenses</b>	<b>\$ 286,775.07</b>	<b>\$ 329,684.62</b>	<b>\$ 328,109.04</b>	<b>\$ 177,938.26</b>	<b>\$ 233,378.60</b>	<b>\$ 31,871.40</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 1,387,756.99</b>
<b>Net Operating Income</b>	<b>-\$ 48,753.47</b>	<b>-\$ 48,093.71</b>	<b>-\$ 184,611.57</b>	<b>-\$ 72,760.41</b>	<b>-\$ 48,203.23</b>	<b>-\$ 33,066.02</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>-\$ 435,488.41</b>
<b>Other Income</b>																			
Interest Income	3.01	4.58	2.19	0.44	0.39														10.61
<b>Total Other Income</b>	<b>\$ 3.01</b>	<b>\$ 4.58</b>	<b>\$ 2.19</b>	<b>\$ 0.44</b>	<b>\$ 0.39</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 10.61</b>
<b>Net Other Income</b>	<b>\$ 3.01</b>	<b>\$ 4.58</b>	<b>\$ 2.19</b>	<b>\$ 0.44</b>	<b>\$ 0.39</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 10.61</b>
<b>Net Income</b>	<b>-\$ 48,750.46</b>	<b>-\$ 48,089.13</b>	<b>-\$ 184,609.38</b>	<b>-\$ 72,759.97</b>	<b>-\$ 48,202.84</b>	<b>-\$ 33,066.02</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>-\$ 435,477.80</b>

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**9920 Valley Blvd LP**  
**Balance Sheet**  
As of December 31, 2020

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
Cash in Bank - APB 2090	0.00
Cash in Bank - EWB 1685	272,900.40
Cash in Bank - WFB 9933	142,095.58
Cash in Bank- WFB 6366	-15,771.55
Cash in Bank-BOA 1738	0.00
Cash in Bank-BOA 3676	0.00
Cash in Bank-RBB 8069	49,597.25
Cash in Hand /Deposit in Transit - Hotel	0.00
Cash in Hand/Deposit in Transit	66,857.56
Cash in Hand/Deposit in Transit - Restaurant	0.00
Petty Cash	1,270.83
<b>Total Bank Accounts</b>	<b>\$ 516,950.07</b>
<b>Accounts Receivable</b>	
Accounts Receivable (A/R)	560,717.81
<b>Total Accounts Receivable</b>	<b>\$ 560,717.81</b>
<b>Other Current Assets</b>	
Due from Officer	0.00
Due from USA Realty Construction Group	0.00
Employee Advance	20,000.00
Exchange/Transfer	0.00
Inventory - Gift Shop	573.36
Inventory - Restaurant	8,851.10
Payroll Exchange	-15,172.98
Prepaid Expenses	93,626.45
Prepaid Purchase - Restaurant	0.00
Property Tax Reserve	180,042.82
<b>Total Other Current Assets</b>	<b>\$ 287,920.75</b>
<b>Total Current Assets</b>	<b>\$ 1,365,588.63</b>
<b>Fixed Assets</b>	
Building & Improvements - Hotel	33,154,695.22
Furniture & Fixtures	1,416,090.10
Land	7,258,317.22
Leasehold Improvements	0.00
Machinery & Equipment	210,241.08
zAccumulated Depreciation	-2,085,018.63
<b>Total Fixed Assets</b>	<b>\$ 39,954,324.99</b>
<b>Other Assets</b>	
Construction in Progress	531,000.00
Deposits	0.00
Loan Fee	972,602.60
zAccumulated Amortization	-81,050.21
<b>Total Other Assets</b>	<b>\$ 1,422,552.39</b>
<b>TOTAL ASSETS</b>	<b>\$ 42,742,466.01</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	

<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	61,325.83
Management Fee Payable	0.00
<b>Total Accounts Payable</b>	<b>\$ 61,325.83</b>
<b>Credit Cards</b>	
Credit Card Payable - BOA 5783	0.00
Credit Card Payable- WFB#0838	0.00
Credit Card Payable- WFB#1087	0.00
Credit Card Payable- WFB#1243	0.00
Credit Card Payable- WFB#5713	3,502.91
<b>Total Credit Cards</b>	<b>\$ 3,502.91</b>
<b>Other Current Liabilities</b>	
Accrued Expenses	301,809.54
CA Tourism Assessment Tax Payable	539.11
Due to Officer	0.00
Due to USA Realty Construction Inc.	0.00
FICA Payable	12.94
FUTA Payable	0.51
FWT Payable	0.00
Occupancy Tax Payable	-661.51
Payroll Payable	0.00
PPP Loan Payable	333,500.00
Refundable Capital	0.00
Rental Deposit	10,000.00
Sales Tax Payable	-279.67
SDI & SUI Payable	4.11
SIT Payable	0.00
State Tax Payable	-800.00
<b>Total Other Current Liabilities</b>	<b>\$ 644,125.03</b>
<b>Total Current Liabilities</b>	<b>\$ 708,953.77</b>
<b>Long-Term Liabilities</b>	
Bank Loan Payable	0.00
Loan Payable - CREIF	20,000,000.00
Note Payable - H. Group	0.00
SBA Economic Injury Disaster Loan	149,900.00
<b>Total Long-Term Liabilities</b>	<b>\$ 20,149,900.00</b>
<b>Total Liabilities</b>	<b>\$ 20,858,853.77</b>
<b>Equity</b>	
Member's Capital - 01- Cal Invt Regl Ctr	4,741,099.80
Member's Capital - 02 - Zhong Fang	446,958.00
Member's Capital - 03 - Zhong Fang	446,958.00
Member's Capital - 04 - Zhong Fang	446,958.00
Member's Capital - 05 - Zhong Fang	446,958.00
Member's Capital - 06 - Zhong Fang	446,958.00
Member's Capital - 07 - Zhong Fang	448,330.00
Member's Capital - 08 - Zhong Fang	448,330.00
Member's Capital - 09 - Zhong Fang	448,330.00
Member's Capital - 10 - Zhong Fang	0.00
Member's Capital - 11 - Zhong Fang	448,330.00
Member's Capital - 12 - Zhong Fang	448,330.00
Member's Capital - 13 - Zhong Fang	448,330.00
Member's Capital - 14 - Zhong Fang	448,330.00
Member's Capital - 15 - Zhong Fang	448,330.00

Member's Capital - 16 - Zhong Fang	448,330.00
Member's Capital - 17 - Zhong Fang	448,330.00
Member's Capital - 18 - Zhong Fang	451,961.00
Member's Capital - 19 - Zhong Fang	451,961.00
Member's Capital - 20 - Zhong Fang	451,961.00
Member's Capital - 21 - Zhong Fang	451,961.00
Member's Capital - 22 - Zhong Fang	451,961.00
Member's Capital - 23 - Zhong Fang	451,961.00
Member's Capital - 24 - Zhong Fang	451,961.00
Member's Capital - 25 - Zhong Fang	451,961.00
Member's Capital - 26 - Zhong Fang	451,961.00
Member's Capital - 27 - Zhong Fang	451,961.00
Member's Capital - 28 - Zhong Fang	451,961.00
Member's Capital - 29 - Zhong Fang	451,961.00
Member's Capital - 30 - Zhong Fang	451,960.00
Member's Capital - 31 - Zhong Fang	451,960.00
Member's Capital - 32 - Zhong Fang	451,960.00
Member's Capital - 33 - Zhong Fang	451,960.00
Member's Capital - 34 - Zhong Fang	451,960.00
Member's Capital - 35 - Zhong Fang	451,960.00
Member's Capital - 36 - Zhong Fang	451,960.00
Member's Capital - 37 - Zhong Fang	451,960.00
Member's Capital - 38 - Zhong Fang	455,172.00
Member's Capital - 39 - Zhong Fang	455,172.00
Member's Capital - 40 - Zhong Fang	455,172.00
Member's Capital - 41 - Zhong Fang	455,172.00
Member's Capital - 42 - Zhong Fang	0.00
Retained Earnings	0.24
Net Income	-435,477.80
Total Equity	<b>\$ 21,883,612.24</b>
TOTAL LIABILITIES AND EQUITY	<b>\$ 42,742,466.01</b>

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