

Pearl Street LLC
Comparative Balance Sheet
August 31, 2022

	Current Month 08/31/2022	Prior Month 07/31/2022	Period Change
Assets			
Current Assets			
Cash			
Cash Checking	\$64,240.40	\$190,606.61	(\$126,366.21)
Total Cash	64,240.40	190,606.61	(126,366.21)
Accounts Receivable			
Tenant Receivable	112,099.10	110,665.77	1,433.33
Total Accounts Receivable	112,099.10	110,665.77	1,433.33
Deposits & Escrows			
Security Deposit Escrow	33,587.94	33,585.04	2.90
Prepaid Insurance	2,439.60	3,647.24	(1,207.64)
Other Prepaid Expenses	110.81	221.62	(110.81)
Total Deposits & Escrows	36,138.35	37,453.90	(1,315.55)
Total Current Assets	212,477.85	338,726.28	(126,248.43)
Fixed Assets			
Land	246,600.00	246,600.00	0.00
Buildings	412,872.23	412,872.23	0.00
Building Improvements	226,468.46	212,304.46	14,164.00
Tenant Improvements	28,921.15	1,430.00	27,491.15
Furniture & Equipment	13,826.42	13,826.42	0.00
Depreciation & Amortization			
Accum Depr, Building	(444,115.54)	(442,793.51)	(1,322.03)
Total Depreciation & Amortization	(444,115.54)	(442,793.51)	(1,322.03)
Total Fixed Assets	484,572.72	444,239.60	40,333.12
Other Assets			
Leasing costs	9,917.13	0.00	9,917.13
Total Other Assets	9,917.13	0.00	9,917.13
Total Assets	\$706,967.70	\$782,965.88	(\$75,998.18)
Liabilities & Equity			
Liabilities			
Current Liabilities			
Accounts Payable	16,643.37	7,501.59	9,141.78
Accounts Payable, Other	136.73	146.73	(10.00)
Accrued Property Taxes	49,416.00	43,239.00	6,177.00
Security Deposits	33,162.86	33,162.86	0.00
Total Current Liabilities	99,358.96	84,050.18	15,308.78
Total Liabilities	99,358.96	84,050.18	15,308.78
Equity			
Equity Position	329,722.13	429,722.13	(100,000.00)
Retained Earnings	178,515.76	178,515.76	0.00
Current Net Income	99,370.85	90,677.81	8,693.04
Total Equity	607,608.74	698,915.70	(91,306.96)
Total Liabilities & Equity	\$706,967.70	\$782,965.88	(\$75,998.18)

Pearl Street LLC
Income Statement with Budget Comparison
August 31, 2022

	Month Ended 08/31/2022				Year to Date 08/31/2022			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
4012 - Office Space Rentals	\$0.00	\$4,658.03	(\$4,658.03)	(100.00)	\$22,611.80	\$36,585.89	(\$13,974.09)	(38.19)
4013 - Retail Space Rentals	1,433.33	12,678.87	(11,245.54)	(88.69)	63,112.79	101,430.96	(38,318.17)	(37.77)
4340 - Expense Pass Through	6,664.07	8,570.00	(1,905.93)	(22.23)	62,523.95	68,560.00	(6,036.05)	(8.80)
4341 - Prior Year Expense Pass Through	0.00	0.00	0.00	0.00	(2,368.62)	0.00	(2,368.62)	(100.00)
Total Rental Income	8,097.40	25,906.90	(17,809.50)	(68.74)	145,879.92	206,576.85	(60,696.93)	(29.38)
Net Rental Income	8,097.40	25,906.90	(17,809.50)	(68.74)	145,879.92	206,576.85	(60,696.93)	(29.38)
Other Income								
4625 - Percentage rent	11,871.57	0.00	11,871.57	100.00	43,326.42	0.00	43,326.42	100.00
4680 - Other Misc Charges	0.00	50.00	(50.00)	(100.00)	250.00	400.00	(150.00)	(37.50)
Total Other Income	11,871.57	50.00	11,821.57	23,643.14	43,576.42	400.00	43,176.42	10,794.10
Total Income	19,968.97	25,956.90	(5,987.93)	(23.06)	189,456.34	206,976.85	(17,520.51)	(8.46)
Expenses								
Administrative Expenses								
6160 - Reimbursable Item	(67.98)	0.00	67.98	100.00	(67.98)	0.00	67.98	100.00
6810 - Legal Fees	496.50	25.00	(471.50)	(1,886.00)	496.50	200.00	(296.50)	(148.25)
6830 - Other Professional Fees	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00
7120 - Postage	27.30	5.00	(22.30)	(446.00)	44.34	40.00	(4.34)	(10.85)
7122 - Copy Charges	6.57	10.00	3.43	34.30	20.85	80.00	59.15	73.93
Total Administrative Expenses	462.39	65.00	(397.39)	(611.36)	493.71	520.00	26.29	5.05
Utilities								
6110 - Water & Sewer	70.35	60.00	(10.35)	(17.25)	551.63	480.00	(71.63)	(14.92)
6140 - Trash Removal	126.73	320.00	193.27	60.39	1,099.87	2,560.00	1,460.13	57.03
Total Utilities	197.08	380.00	182.92	48.13	1,651.50	3,040.00	1,388.50	45.67
Operating & Maintenance Expenses								
7140 - Dues, Fees & Subscriptions	0.00	20.00	20.00	100.00	0.00	160.00	160.00	100.00
7190 - Software Support	522.90	80.00	(442.90)	(553.62)	1,888.69	1,440.00	(448.69)	(31.15)
Total Operating & Maintenance Expenses	522.90	100.00	(422.90)	(422.90)	1,888.69	1,600.00	(288.69)	(18.04)
Maintenance & Repairs								
6210 - Heating, Ventilation and A/C	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00
6220 - Plumbing	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00
6230 - Electrical	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00
6345 - Fire Safety & Monitoring	110.81	100.00	(10.81)	(10.81)	886.48	800.00	(86.48)	(10.81)
6480 - Other Maintenance	417.00	25.00	(392.00)	(1,568.00)	417.00	200.00	(217.00)	(108.50)
Total Maintenance & Repairs	527.81	275.00	(252.81)	(91.93)	1,303.48	2,200.00	896.52	40.75
Management Fees								
6710 - Management Fees	1,295.00	1,295.00	0.00	0.00	10,241.57	10,360.00	118.43	1.14
Total Management Fees	1,295.00	1,295.00	0.00	0.00	10,241.57	10,360.00	118.43	1.14
Taxes & Insurance								
6510 - Property & Liability Insurance	1,207.64	1,161.08	(46.56)	(4.01)	9,661.12	9,288.64	(372.48)	(4.01)
6520 - Property Taxes	6,177.00	6,177.36	0.36	0.00	49,416.00	49,418.88	2.88	0.00
Total Taxes & Insurance	7,384.64	7,338.44	(46.20)	(0.62)	59,077.12	58,707.52	(369.60)	(0.62)

Pearl Street LLC
Income Statement with Budget Comparison
August 31, 2022

	Month Ended 08/31/2022				Year to Date 08/31/2022			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Non Recoverable Expenses								
6806 - NR Janitorial	249.00	0.00	(249.00)	(100.00)	249.00	0.00	(249.00)	(100.00)
6808 - NR Misc Building Repairs	(750.00)	40.00	790.00	1,975.00	0.00	320.00	320.00	100.00
6812 - NR Electricity	67.98	0.00	(67.98)	(100.00)	231.01	0.00	(231.01)	(100.00)
6815 - NR Accounting	0.00	50.00	50.00	100.00	975.00	400.00	(575.00)	(143.75)
6819 - NR Legal Fees	0.00	10.00	10.00	100.00	2,004.50	80.00	(1,924.50)	(2,405.62)
6822 - NR Accounting LLC	0.00	0.00	0.00	0.00	1,400.00	1,400.00	0.00	0.00
Total IS- Non Recoverable Expenses	(433.02)	100.00	533.02	533.02	4,859.51	2,200.00	(2,659.51)	(120.88)
Total Operating Expenses	9,956.80	9,553.44	(403.36)	(4.22)	79,515.58	78,627.52	(888.06)	(1.12)
Net Operating Income (Loss)	10,012.17	16,403.46	(6,391.29)	(38.96)	109,940.76	128,349.33	(18,408.57)	(14.34)
Non-Operating Expenses								
Other Non-Operating Expenses								
8010 - Interest Income	(2.90)	(15.00)	(12.10)	(80.66)	(6.33)	(120.00)	(113.67)	(94.72)
8210 - Depreciation	1,322.03	1,322.00	(0.03)	0.00	10,576.24	10,576.00	(0.24)	0.00
Total Other Non-Operating Expenses	1,319.13	1,307.00	(12.13)	(0.92)	10,569.91	10,456.00	(113.91)	(1.08)
Total Non-Operating Expenses	1,319.13	1,307.00	(12.13)	(0.92)	10,569.91	10,456.00	(113.91)	(1.08)
Net Income (Loss)	\$8,693.04	\$15,096.46	(\$6,403.42)	(42.41)	\$99,370.85	\$117,893.33	(\$18,522.48)	(15.71)

Pearl Street LLC
Statement of Cash Flows with Budget Comparisons
August 31, 2022

	Month Ending 08/31/2022			Year To Date 08/31/2022		
	Actual	Budget	Variance	Actual	Budget	Variance
Cash Flows from Operating Activities						
Net income (loss)	\$8,693	\$15,096	(\$6,403)	\$99,371	\$117,893	(\$18,522)
Depreciation	1,322	1,322	0	10,576	10,576	0
Total Working capital from operations	10,015	16,418	(6,403)	109,947	128,469	(18,522)
Changes to assets and liabilities:						
Decrease (increase) to:						
Receivables	(1,433)	0	(1,434)	(36,196)	0	(36,196)
Prepaid expenses	1,318	1,162	158	10,046	9,289	757
Increase (decrease) in:						
Accounts payable	9,132	0	9,131	15,667	0	15,667
Accrued property taxes	6,177	6,177	0	(20,596)	(24,709)	4,113
Other Liabilities	(3)	0	(3)	(194)	0	(193)
Net cash provided by operating activities	25,206	23,757	1,449	78,674	113,049	(34,374)
Cash Flows from Investing Activities						
Purchase of property and equip.	(41,655)	0	(41,655)	(43,085)	0	(43,085)
Leasing costs	(9,917)	0	(9,917)	(9,917)	0	(9,917)
Net cash provided (used) by investing activities	(51,572)	0	(51,572)	(53,002)	0	(53,002)
Cash Flows from Financing Activities						
Distributions to partners	(100,000)	0	(100,000)	(100,000)	(97,000)	(3,000)
Net cash provided (used) by financing activities	(100,000)	0	(100,000)	(100,000)	(97,000)	(3,000)
Total Increase (decrease) in cash	(126,366)	23,757	(150,123)	(74,328)	16,049	(90,376)
Beginning of period	190,607	405,252	(214,645)	138,568	412,960	(274,392)
End of period	\$64,240	\$429,008	(\$364,768)	\$64,240	\$429,008	(\$364,768)

Pearl Street LLC

Twelve Month Forecast Income Statement

August 31, 2022

	01/31/2022	02/28/2022	03/31/2022	04/30/2022	05/31/2022	06/30/2022	07/31/2022	08/31/2022	09/30/2022	10/31/2022	11/30/2022	12/31/2022	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	
Income													
Rental Income													
4012 - Office Space Rentals	\$4,522	\$4,522	\$4,522	\$4,522	\$4,522	\$0	\$0	\$0	\$4,658	\$4,658	\$4,658	\$4,658	\$41,244
4013 - Retail Space Rentals	12,431	12,431	15,055	9,806	5,574	2,758	3,627	1,433	12,679	12,679	12,679	12,679	113,828
4340 - Expense Pass Through	8,448	8,568	8,568	8,568	8,568	6,475	6,664	6,664	8,570	8,570	8,570	8,570	96,804
4341 - Prior Year Expense Pass Through	0	0	0	(2,368)	0	0	0	0	0	0	0	0	(2,368)
Total Rental Income	25,401	25,521	28,145	20,528	18,664	9,233	10,291	8,097	25,907	25,907	25,907	25,907	249,508
Net Rental Income	25,401	25,521	28,145	20,528	18,664	9,233	10,291	8,097	25,907	25,907	25,907	25,907	249,508
Other Income													
4625 - Percentage rent	0	0	0	3,499	7,731	10,547	9,678	11,872	0	0	0	0	43,326
4680 - Other Misc Charges	50	50	50	50	50	0	0	0	50	50	50	50	450
Total Other Income	50	50	50	3,549	7,781	10,547	9,678	11,872	50	50	50	50	43,776
Total Income	25,451	25,571	28,195	24,077	26,445	19,780	19,969	19,969	25,957	25,957	25,957	25,957	293,284
Expenses													
Administrative Expenses													
6160 - Reimbursable Item	0	0	0	0	0	0	0	(68)	0	0	0	0	(68)
6810 - Legal Fees	0	0	0	0	0	0	0	497	25	25	25	25	596
6830 - Other Professional Fees	0	0	0	0	0	0	0	0	25	25	25	25	100
7120 - Postage	0	0	0	12	0	0	5	27	5	5	5	5	65
7122 - Copy Charges	4	0	0	0	0	0	10	6	10	10	10	10	61
Total Administrative Expenses	4	0	0	12	0	0	15	462	65	65	65	65	754
Utilities													
6110 - Water & Sewer	70	59	71	71	70	70	71	71	60	60	60	60	791
6140 - Trash Removal	130	133	(1)	280	133	146	152	127	320	320	320	320	2,380
Total Utilities	200	192	70	351	203	216	223	198	380	380	380	380	3,171
Operating & Maintenance Expenses													
7140 - Dues, Fees & Subscriptions	0	0	0	0	0	0	0	0	20	20	20	20	80
7160 - Office Equipment Rental	(30)	30	0	0	0	0	0	0	0	0	0	0	0
7190 - Software Support	82	81	854	87	88	87	87	522	80	80	80	80	2,209
Total Operating & Maintenance Expenses	52	111	854	87	88	87	87	522	100	100	100	100	2,289

Pearl Street LLC
Twelve Month Forecast Income Statement
August 31, 2022

	01/31/2022	02/28/2022	03/31/2022	04/30/2022	05/31/2022	06/30/2022	07/31/2022	08/31/2022	09/30/2022	10/31/2022	11/30/2022	12/31/2022	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	
Maintenance & Repairs													
6210 - Heating, Ventilation and A/C	0	0	0	0	0	0	0	0	100	100	100	100	400
6220 - Plumbing	0	0	0	0	0	0	0	0	25	25	25	25	100
6230 - Electrical	0	0	0	0	0	0	0	0	25	25	25	25	100
6345 - Fire Safety & Monitoring	110	111	111	111	110	111	111	111	100	100	100	100	1,286
6480 - Other Maintenance	0	0	0	0	0	0	0	417	25	25	25	25	517
Total Maintenance & Repairs	110	111	111	111	110	111	111	528	275	275	275	275	2,403
Management Fees													
6710 - Management Fees	1,295	1,295	1,295	1,176	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	15,422
Total Management Fees	1,295	1,295	1,295	1,176	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	15,422
Taxes & Insurance													
6510 - Property & Liability Insurance	1,208	1,208	1,208	1,208	1,208	1,208	1,207	1,208	1,161	1,161	1,161	1,161	14,305
6520 - Property Taxes	6,177	6,177	6,177	6,177	6,177	6,177	6,177	6,177	6,178	6,178	6,178	6,178	74,126
Total Taxes & Insurance	7,385	7,385	7,385	7,385	7,385	7,385	7,384	7,385	7,339	7,339	7,339	7,339	88,431
Non Recoverable Expenses													
6806 - NR Janitorial	0	0	0	0	0	0	0	249	0	0	0	0	249
6808 - NR Misc Building Repairs	0	0	0	0	0	750	0	(750)	40	40	40	40	160
6812 - NR Electricity	0	0	0	0	0	0	163	68	0	0	0	0	231
6815 - NR Accounting	75	0	750	0	0	0	150	0	50	50	50	50	1,175
6819 - NR Legal Fees	0	0	0	44	0	89	1,872	0	10	10	10	10	2,044
6822 - NR Accounting LLC	0	1,400	0	0	0	0	0	0	0	0	0	0	1,400
Total IS- Non Recoverable Expenses	75	1,400	750	44	0	839	2,185	(433)	100	100	100	100	5,259
Total Operating Expenses	9,121	10,494	10,465	9,166	9,081	9,933	11,300	9,957	9,554	9,554	9,554	9,554	117,729
Net Operating Income (Loss)	16,330	15,077	17,730	14,911	17,364	9,847	8,669	10,012	16,403	16,403	16,403	16,403	175,555
Non-Operating Expenses													
Other Non-Operating Expenses													
8010 - Interest Income	0	0	(1)	(1)	0	(1)	(1)	(3)	(15)	(15)	(15)	(15)	(67)
8210 - Depreciation	1,322	1,322	1,322	1,322	1,322	1,322	1,322	1,322	1,322	1,322	1,322	1,322	15,865
Total Other Non-Operating Expenses	1,322	1,322	1,321	1,321	1,322	1,321	1,321	1,319	1,307	1,307	1,307	1,307	15,798
Total Non-Operating Expenses	1,322	1,322	1,321	1,321	1,322	1,321	1,321	1,319	1,307	1,307	1,307	1,307	15,798
Net Income (Loss)	\$15,008	\$13,755	\$16,409	\$13,590	\$16,042	\$8,526	\$7,348	\$8,693	\$15,096	\$15,096	\$15,096	\$15,096	\$159,757

Pearl Street LLC
General Ledger Report
For (08/01/2022 to 08/31/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	Unit	JNL	Debit	Credit	Balance
1010 - Cash Checking (Balance Forward As of 08/01/2022)									190,606.61
08/01/2022	08/01/2022		HPMA Mgmt fee	PST		GJ		1,295.00	189,311.61
08/03/2022	08/03/2022	3908	AP Pymt - Community Energy	PST		DB		3,063.14	186,248.47
08/03/2022	08/03/2022	3909	AP Pymt - HPMA Corporation	PST		DB		165.32	186,083.15
08/03/2022	08/03/2022	3910	AP Pymt - Michael Gardner	PST		DB		750.00	185,333.15
08/03/2022	08/03/2022	3911	AP Pymt - Packard and Dierking, LLC	PST		DB		1,961.00	183,372.15
08/03/2022	08/03/2022	3912	AP Pymt - Pearl Street LLC	PST		DB		98.88	183,273.27
08/03/2022	08/03/2022		AP Pymt - Xcel Energy: ACH 080322	PST		DB		132.13	183,141.14
08/03/2022	08/03/2022	Voided - 3912	AP Pymt - Pearl Street LLC: Wrong vendor	PST		DB	98.88		183,240.02
08/05/2022	08/05/2022	3913	AP Pymt - YESCO LLC	PST		DB		417.00	182,823.02
08/05/2022	08/05/2022	3914	AP Pymt - Ortiz Painting	PST		DB		1,430.00	181,393.02
08/10/2022	08/10/2022	Deposit Slip 08/10/2022	Deposit Slip	PST		CR	6,664.07		188,057.09
08/12/2022	08/12/2022	3915	AP Pymt - Hartnett Industries Inc.	PST		DB		7,000.00	181,057.09
08/12/2022	08/12/2022	3916	AP Pymt - RealPage, Inc	PST		DB		522.90	180,534.19
08/15/2022	08/15/2022		2Q22 Distribution	PST		GJ		100,000.00	80,534.19
08/17/2022	08/17/2022	3917	AP Pymt - Ortiz Painting	PST	1120	DB		7,300.00	73,234.19
08/19/2022	08/19/2022	3918	AP Pymt - Michael Gardner	PST	1120	DB		5,857.21	67,376.98
08/22/2022	08/22/2022	Deposit Slip 08/22/2022	Deposit Slip	PST		CR	11,871.57		79,248.55
08/23/2022	08/23/2022	3919	AP Pymt - Ortiz Painting	PST	1120	DB		1,800.00	77,448.55
08/23/2022	08/23/2022	3920	AP Pymt - Ortiz Painting	PST	1120	DB		1,200.00	76,248.55
08/23/2022	08/23/2022		AP Pymt - Western Disposal Services: ACH 082322	PST		DB		136.73	76,111.82
08/25/2022	08/25/2022	3921	AP Pymt - Community Energy	PST	1122	DB		188.96	75,922.86
08/25/2022	08/25/2022	3922	AP Pymt - Ortiz Painting	PST	1120	DB		1,700.00	74,222.86
08/25/2022	08/25/2022	Voided - 3921	AP Pymt - Community Energy	PST	1122	DB	188.96		74,411.82
08/31/2022	08/31/2022	3923	AP Pymt - Michael Gardner	PST	1120	DB		183.94	74,227.88
08/31/2022	08/31/2022		AP Pymt - City of Boulder: ACH 083122	PST		DB		70.35	74,157.53
08/31/2022	08/31/2022		AP Pymt - Gibbons-White Inc.: ACH 083122	PST		DB		9,917.13	64,240.40
Totals for 1010 - Cash Checking							18,823.48	145,189.69	64,240.40
1090 - Security Deposit Escrow (Balance Forward As of 08/01/2022)									33,585.04
08/31/2022	08/31/2022		Bank Interest Earned	PST		DB	2.90		33,587.94
Totals for 1090 - Security Deposit Escrow							2.90	0.00	33,587.94
1200 - Tenant Receivable (Balance Forward As of 08/01/2022)									110,665.77
08/01/2022	08/01/2022	PST-IF-103	AR Invoice - Island Farm	PST	1120	ARA	13,304.90		123,970.67
08/01/2022	08/01/2022	PST-IF-104	AR Invoice - Island Farm	PST	1120	ARA	6,664.07		130,634.74
08/08/2022	08/08/2022	5140	AR Pymt - Island Farm: Charge for the period 08/01/2022 to 08/31/2022	PST	1120	CR		6,664.07	123,970.67
08/22/2022	08/22/2022	5153	AR Pymt - Island Farm: 7/22 Percentage Rent, less CAM	PST	1120	CR		11,871.57	112,099.10
08/22/2022	08/22/2022	7/22 % Rent ADJ	AR Invoice - Island Farm: Adjust July base rent to reflect %rent payment received.	PST	1120	ARA		11,871.57	100,227.53
08/22/2022	08/22/2022	7/22 Percentage Rent	AR Invoice - Island Farm: 7/22 Percentage Rent, less CAM	PST	1120	ARA	11,871.57		112,099.10
08/25/2022	08/25/2022	Reversed - TCRF-1078311746	AP Invoice - Community Energy: Tenant Credit Refund for unit 1122	PST	1122	APA		188.96	111,910.14
08/25/2022	08/25/2022	TCRF-1078311746	AP Invoice - Community Energy: Tenant Credit Refund for unit 1122	PST	1122	APA	188.96		112,099.10
Totals for 1200 - Tenant Receivable							32,029.50	30,596.17	112,099.10
1310 - Prepaid Insurance (Balance Forward As of 08/01/2022)									3,647.24
08/01/2022	08/01/2022		Amortize Insurance	PST		GJ		1,207.64	2,439.60
Totals for 1310 - Prepaid Insurance							0.00	1,207.64	2,439.60
1320 - Other Prepaid Expenses (Balance Forward As of 08/01/2022)									221.62
08/01/2022	08/01/2022		Exp 08/22 PPD	PST		GJ		110.81	110.81
Totals for 1320 - Other Prepaid Expenses							0.00	110.81	110.81
1520 - Land (Balance Forward As of 08/01/2022)									246,600.00
Totals for 1520 - Land							0.00	0.00	246,600.00
1530 - Buildings (Balance Forward As of 08/01/2022)									412,872.23
Totals for 1530 - Buildings							0.00	0.00	412,872.23
1531 - Building Improvements (Balance Forward As of 08/01/2022)									212,304.46
08/12/2022	09/01/2022	2963	AP Invoice - Hartnett Industries	PST	1120	APA	7,164.00		219,468.46

Pearl Street LLC
General Ledger Report
For (08/01/2022 to 08/31/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	Unit	JNL	Debit	Credit	Balance
			Inc.: Balance due: Pearl Street new flooring						
08/12/2022	08/12/2022	081222	Deposit AP Invoice - Hartnett Industries Inc.: 50% deposit on Pearl Street new flooring \$7000	PST	1120	APA	7,000.00		226,468.46
Totals for 1531 - Building Improvements							14,164.00	0.00	226,468.46
1545 - Tenant Improvements (Balance Forward As of 08/01/2022)									1,430.00
08/06/2022	08/06/2022	080622	PST AP Invoice - Ortiz Painting: Painting 1120 Pearl	PST	1120	APA	4,000.00		5,430.00
08/10/2022	08/10/2022	081022	PST AP Invoice - Ortiz Painting: Painting 1120 Pearl	PST	1120	APA	2,300.00		7,730.00
08/11/2022	08/11/2022	081122	PST AP Invoice - Ortiz Painting: Painting 1120 Pearl	PST	1120	APA	1,000.00		8,730.00
08/19/2022	08/19/2022	081622	PST AP Invoice - Ortiz Painting: TI work at 1120 S Pearl	PST	1120	APA	1,800.00		10,530.00
08/19/2022	08/19/2022	081922	MG AP Invoice - Michael Gardner: Cabinets and sink - Lowes	PST	1120	APA	772.87		11,302.87
08/19/2022	08/19/2022	081922	MG AP Invoice - Michael Gardner: Ceiling tiles - Grainger	PST	1120	APA	4,476.21		15,779.08
08/19/2022	08/19/2022	081922	MG AP Invoice - Michael Gardner: Dishwasher - Lowes	PST	1120	APA	608.13		16,387.21
08/19/2022	08/19/2022	081922	PST AP Invoice - Ortiz Painting: Wood furniture and stucco work 1120 Pearl	PST	1120	APA	1,200.00		17,587.21
08/23/2022	08/23/2022	082322	MG AP Invoice - Michael Gardner: Home Depot - kitchen faucet	PST	1120	APA	183.94		17,771.15
08/25/2022	08/19/2022	081622-2	PST AP Invoice - Ortiz Painting: TI work at 1120 S Pearl	PST	1120	APA	600.00		18,371.15
08/25/2022	08/19/2022	081922-2	PST AP Invoice - Ortiz Painting: TI work at 1120 S Pearl	PST	1120	APA	1,100.00		19,471.15
08/26/2022	08/26/2022	082622	PST AP Invoice - Ortiz Painting: Ceiling tile install. Reframe kitchen. Painting. Cleanup. Travel for disposal. Misc.	PST	1120	APA	6,200.00		25,671.15
08/27/2022	08/27/2022	082722	PST AP Invoice - Ortiz Painting: Cabinets, countertop install. Bathroom tiling. Plumbing repair.	PST	1120	APA	2,500.00		28,171.15
08/31/2022	08/31/2022		PST Reclass charges to TI per M. Gardner	PST	1120	GJ	750.00		28,921.15
Totals for 1545 - Tenant Improvements							27,491.15	0.00	28,921.15
1615 - Furniture & Equipment (Balance Forward As of 08/01/2022)									13,826.42
Totals for 1615 - Furniture & Equipment							0.00	0.00	13,826.42
1730 - Accum Depr, Building (Balance Forward As of 08/01/2022)									(442,793.51)
08/01/2022	08/01/2022		Monthly Depreciation	PST		GJ		1,322.03	(444,115.54)
Totals for 1730 - Accum Depr, Building							0.00	1,322.03	(444,115.54)
1970 - Leasing costs (Balance Forward As of 08/01/2022)									0.00
08/31/2022	08/31/2022	INV-220-1	AP Invoice - Gibbons-White Inc.: Commission Due - Cloud-break	PST		APA	9,917.13		9,917.13
Totals for 1970 - Leasing costs							9,917.13	0.00	9,917.13
2010 - Accounts Payable (Balance Forward As of 08/01/2022)									(7,501.59)
08/01/2022	08/01/2022	3363 080122	AP Invoice - Western Disposal Services: 7/22 Trash/Recycle	PST		APA		136.73	(7,638.32)
08/01/2022	06/28/2022	INY-0372180	AP Invoice - YESCO LLC: Service Call at Island Farm re: Ext Lighting	PST		APA		417.00	(8,055.32)
08/02/2022	08/02/2022	I2208012341	AP Invoice - RealPage, Inc: 6/1/22 Remaining billing charges for early term of contract end 2/28/23.	PST		APA		522.90	(8,578.22)
08/03/2022	08/03/2022	3908	AP Pymt - Community Energy: Security Deposit Refund for lease PST-CE	PST		DB	3,063.14		(5,515.08)
08/03/2022	08/03/2022	3909	AP Pymt - HPMA Corporation: 3/22-5/22 Copies	PST		DB	10.28		(5,504.80)
08/03/2022	08/03/2022	3909	AP Pymt - HPMA Corporation: 3/22-5/22 Postage	PST		DB	5.04		(5,499.76)
08/03/2022	08/03/2022	3909	AP Pymt - HPMA Corporation: 4/22 Billing	PST		DB	150.00		(5,349.76)
08/03/2022	08/03/2022	3910	AP Pymt - Michael Gardner: reimb for CC pmt on 6/17 to remove office equipment from CE space	PST		DB	750.00		(4,599.76)

**Pearl Street LLC
General Ledger Report
For (08/01/2022 to 08/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	Unit	JNL	Debit	Credit	Balance
08/03/2022	08/03/2022	3911	AP Pymt - Packard and Dierking, LLC: 7/22 legal re extending Island Farm lease	PST		DB	1,872.00		(2,727.76)
08/03/2022	08/03/2022	3911	AP Pymt - Packard and Dierking, LLC: 5/22 legal re extending Island Farm lease	PST		DB	89.00		(2,638.76)
08/03/2022	08/03/2022	3912	AP Pymt - Pearl Street LLC: 6/1-6/10 electric/gas	PST		DB	30.90		(2,607.86)
08/03/2022	08/03/2022	3912	AP Pymt - Pearl Street LLC: 5/10-5/31 electric/gas - Community Energy	PST		DB	67.98		(2,539.88)
08/03/2022	08/03/2022		AP Pymt - Xcel Energy: 6/10-7/13 Electricity and Gas	PST		DB	59.55		(2,480.33)
08/03/2022	08/03/2022		AP Pymt - Xcel Energy: 6/10-7/13 Electricity	PST		DB	72.58		(2,407.75)
08/03/2022	08/03/2022	Voided - 3912	AP Pymt - Pearl Street LLC: 6/1-6/10 electric/gas	PST		DB		30.90	(2,438.65)
08/03/2022	08/03/2022	Voided - 3912	AP Pymt - Pearl Street LLC: 5/10-5/31 electric/gas - Community Energy	PST		DB		67.98	(2,506.63)
08/05/2022	08/05/2022	3913	AP Pymt - YESCO LLC: Service Call at Island Farm re: Ext Lighting	PST		DB	417.00		(2,089.63)
08/05/2022	08/05/2022	3914	AP Pymt - Ortiz Painting: Knock down wall, remove fixtures and carpet and dispose waste.	PST		DB	1,430.00		(659.63)
08/06/2022	08/06/2022	080622	AP Invoice - Ortiz Painting: Painting 1120 Pearl	PST	1120	APA		4,000.00	(4,659.63)
08/10/2022	08/10/2022	081022	AP Invoice - Ortiz Painting: Painting 1120 Pearl	PST	1120	APA		2,300.00	(6,959.63)
08/10/2022	08/10/2022	74141 081022	AP Invoice - City of Boulder: 7/8-8/10 water/sewer	PST		APA		70.35	(7,029.98)
08/11/2022	08/11/2022	081122	AP Invoice - Ortiz Painting: Painting 1120 Pearl	PST	1120	APA		1,000.00	(8,029.98)
08/12/2022	09/01/2022	2963	AP Invoice - Hartnett Industries Inc.: Balance due: Pearl Street new flooring	PST	1120	APA		7,164.00	(15,193.98)
08/12/2022	08/12/2022	3915	AP Pymt - Hartnett Industries Inc.: 50% deposit on Pearl Street new flooring \$7000	PST		DB	7,000.00		(8,193.98)
08/12/2022	08/12/2022	3916	AP Pymt - RealPage, Inc: 6/1/22 Remaining billing charges for early term of contract end 2/28/23.	PST		DB	522.90		(7,671.08)
08/12/2022	08/12/2022	081222	Deposit AP Invoice - Hartnett Industries Inc.: 50% deposit on Pearl Street new flooring \$7000	PST	1120	APA		7,000.00	(14,671.08)
08/17/2022	08/17/2022	3917	AP Pymt - Ortiz Painting: Painting 1120 Pearl	PST	1120	DB	7,300.00		(7,371.08)
08/19/2022	08/19/2022	3918	AP Pymt - Michael Gardner: Cabinets and sink - Lowes	PST	1120	DB	772.87		(6,598.21)
08/19/2022	08/19/2022	3918	AP Pymt - Michael Gardner: Dishwasher - Lowes	PST	1120	DB	608.13		(5,990.08)
08/19/2022	08/19/2022	3918	AP Pymt - Michael Gardner: Ceiling tiles - Grainger	PST	1120	DB	4,476.21		(1,513.87)
08/19/2022	08/19/2022	081622	AP Invoice - Ortiz Painting: TI work at 1120 S Pearl	PST	1120	APA		1,800.00	(3,313.87)
08/19/2022	08/19/2022	081922	MG AP Invoice - Michael Gardner: Reimburse PST TI Costs	PST	1120	APA		5,857.21	(9,171.08)
08/19/2022	08/19/2022	081922	PST AP Invoice - Ortiz Painting: Wood furniture and stucco work 1120 Pearl	PST	1120	APA		1,200.00	(10,371.08)
08/23/2022	08/23/2022	3919	AP Pymt - Ortiz Painting: TI work at 1120 S Pearl	PST	1120	DB	1,800.00		(8,571.08)
08/23/2022	08/23/2022	3920	AP Pymt - Ortiz Painting: Wood furniture and stucco work 1120 Pearl	PST	1120	DB	1,200.00		(7,371.08)
08/23/2022	08/23/2022		AP Pymt - Western Disposal Services: 7/22 Trash/Recycle	PST		DB	136.73		(7,234.35)
08/23/2022	08/23/2022	082322	MG AP Invoice - Michael Gardner: Reimburse PST TI Costs - faucet	PST	1120	APA		183.94	(7,418.29)
08/25/2022	08/25/2022	3921	AP Pymt - Community Energy: Tenant Credit Refund for unit 1122	PST	1122	DB	188.96		(7,229.33)
08/25/2022	08/25/2022	3922	AP Pymt - Ortiz Painting: TI work at 1120 S Pearl	PST	1120	DB	1,700.00		(5,529.33)
08/25/2022	08/19/2022	081622-2	PST AP Invoice - Ortiz Painting: TI work at 1120 S Pearl	PST	1120	APA		600.00	(6,129.33)
08/25/2022	08/19/2022	081922-2	PST AP Invoice - Ortiz Painting: TI work at 1120 S Pearl	PST	1120	APA		1,100.00	(7,229.33)

**Pearl Street LLC
General Ledger Report
For (08/01/2022 to 08/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	Unit	JNL	Debit	Credit	Balance
08/25/2022	08/25/2022	Reversed - TCRF-1078311746	work at 1120 S Pearl AP Invoice - Community Energy: Tenant Credit Refund for lease PST-CE	PST	1122	APA	188.96		(7,040.37)
08/25/2022	08/25/2022	TCRF-1078311746	AP Invoice - Community Energy: Tenant Credit Refund for lease PST-CE	PST	1122	APA		188.96	(7,229.33)
08/25/2022	08/25/2022	Voided - 3921	AP Pymt - Community Energy: Tenant Credit Refund for unit 1122	PST	1122	DB		188.96	(7,418.29)
08/26/2022	08/26/2022	082622	AP Invoice - Ortiz Painting: Ceiling tile install. Reframe kitchen. Painting. Cleanup. Travel for disposal. Misc.	PST	1120	APA		6,200.00	(13,618.29)
08/27/2022	08/27/2022	082722	AP Invoice - Ortiz Painting: Cabinets, countertop install. Bathroom tiling. Plumbing repair.	PST	1120	APA		2,500.00	(16,118.29)
08/31/2022	08/31/2022	3923	AP Pymt - Michael Gardner: Home Depot - kitchen faucet	PST	1120	DB	183.94		(15,934.35)
08/31/2022	08/31/2022	64288	AP Invoice - Packard and Dierking, LLC: 8/22 Lease legal matters	PST		APA		496.50	(16,430.85)
08/31/2022	08/31/2022		AP Pymt - City of Boulder: 7/8-8/10 water/sewer	PST		DB	70.35		(16,360.50)
08/31/2022	08/31/2022		AP Pymt - Gibbons-White Inc.: Commission Due - Cloudbreak	PST		DB	9,917.13		(6,443.37)
08/31/2022	08/31/2022	083122	AP Invoice - HPMA Corporation: Postage .03 rounding fix	PST		APA		0.03	(6,443.40)
08/31/2022	08/31/2022	083122-PST	AP Invoice - HPMA Corporation: 6/22-7/22 Postage/Copies	PST		APA		282.84	(6,726.24)
08/31/2022	08/31/2022	INV-220-1	AP Invoice - Gibbons-White Inc.: Commission Due - Cloudbreak	PST		APA		9,917.13	(16,643.37)
Totals for 2010 - Accounts Payable							44,083.65	53,225.43	(16,643.37)
2012 - Accounts Payable, Other (Balance Forward As of 08/01/2022)									(146.73)
08/01/2022	08/01/2022		Reverse Acc 7/22 Trash/Recycle	PST		GJ	146.73		0.00
08/31/2022	08/31/2022		Acc 8/22 Trash/Recycle	PST		GJ		136.73	(136.73)
Totals for 2012 - Accounts Payable, Other							146.73	136.73	(136.73)
2030 - Accrued Property Taxes (Balance Forward As of 08/01/2022)									(43,239.00)
08/01/2022	08/01/2022		Accrue Property Tax	PST		GJ		6,177.00	(49,416.00)
Totals for 2030 - Accrued Property Taxes							0.00	6,177.00	(49,416.00)
2060 - Security Deposits (Balance Forward As of 08/01/2022)									(33,162.86)
08/01/2022	08/01/2022		Reclass SD out of clearing into correct gl	PST		GJ	3,063.14		(30,099.72)
08/01/2022	08/01/2022		Reversed -- Adj Security Dep refund stuck in clearing	PST		GJ		3,063.14	(33,162.86)
Totals for 2060 - Security Deposits							3,063.14	3,063.14	(33,162.86)
3200 - Brynn Grey Partners Equity (Balance Forward As of 08/01/2022)									(249,861.07)
Totals for 3200 - Brynn Grey Partners Equity							0.00	0.00	(249,861.07)
3202 - Brynn Grey Partners, Distribution (Balance Forward As of 08/01/2022)									35,000.00
08/15/2022	08/15/2022		2Q22 Distribution	PST		GJ	50,000.00		85,000.00
Totals for 3202 - Brynn Grey Partners, Distribution							50,000.00	0.00	85,000.00
3203 - Salcombe Equity (Balance Forward As of 08/01/2022)									(249,861.06)
Totals for 3203 - Salcombe Equity							0.00	0.00	(249,861.06)
3205 - Salcombe Distributions (Balance Forward As of 08/01/2022)									35,000.00
08/15/2022	08/15/2022		2Q22 Distribution	PST		GJ	50,000.00		85,000.00
Totals for 3205 - Salcombe Distributions							50,000.00	0.00	85,000.00
3998 - Prior Year Retained Earnings (Balance Forward As of 08/01/2022)									(269,193.57)
Totals for 3998 - Prior Year Retained Earnings							0.00	0.00	(269,193.57)
4013 - Retail Space Rentals (Balance Forward As of 08/01/2022)									0.00
08/01/2022	08/01/2022	PST-IF-103	AR Invoice - Island Farm: Charge for the period 08/01/2022 to 08/31/2022	PST	1120	ARA		13,304.90	(13,304.90)
08/22/2022	08/22/2022	7/22 % Rent ADJ	AR Invoice - Island Farm: Adjust July base rent to reflect %rent payment received.	PST	1120	ARA	11,871.57		(1,433.33)
Totals for 4013 - Retail Space Rentals							11,871.57	13,304.90	(1,433.33)

**Pearl Street LLC
General Ledger Report
For (08/01/2022 to 08/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	Unit	JNL	Debit	Credit	Balance
4340 - Expense Pass Through (Balance Forward As of 08/01/2022)									
08/01/2022	08/01/2022	PST-IF-104	AR Invoice - Island Farm: Charge for the period 08/01/2022 to 08/31/2022	PST	1120	ARA		6,664.07	(6,664.07)
Totals for 4340 - Expense Pass Through							0.00	6,664.07	(6,664.07)
4625 - Percentage rent (Balance Forward As of 08/01/2022)									
08/22/2022	08/22/2022	7/22 Percentage Rent	AR Invoice - Island Farm: 7/22 Percentage Rent, less CAM	PST	1120	ARA		11,871.57	(11,871.57)
Totals for 4625 - Percentage rent							0.00	11,871.57	(11,871.57)
6110 - Water & Sewer (Balance Forward As of 08/01/2022)									
08/10/2022	08/10/2022	74141 081022	AP Invoice - City of Boulder: 7/8-8/10 water/sewer	PST		APA	70.35		70.35
Totals for 6110 - Water & Sewer							70.35	0.00	70.35
6140 - Trash Removal (Balance Forward As of 08/01/2022)									
08/01/2022	08/01/2022		Reverse Acc 7/22 Trash/Recycle	PST		GJ		146.73	(146.73)
08/01/2022	08/01/2022	3363 080122	AP Invoice - Western Disposal Services: 7/22 Trash/Recycle	PST		APA	136.73		(10.00)
08/31/2022	08/31/2022		Acc 8/22 Trash/Recycle	PST		GJ	136.73		126.73
Totals for 6140 - Trash Removal							273.46	146.73	126.73
6160 - Reimbursable Item (Balance Forward As of 08/01/2022)									
08/01/2022	08/01/2022		Reversed -- Reclass credit balance in reimbursables and address in August.	PST		GJ		67.98	(67.98)
Totals for 6160 - Reimbursable Item							0.00	67.98	(67.98)
6345 - Fire Safety & Monitoring (Balance Forward As of 08/01/2022)									
08/01/2022	08/01/2022		Exp 08/22 PPD	PST		GJ	110.81		110.81
Totals for 6345 - Fire Safety & Monitoring							110.81	0.00	110.81
6480 - Other Maintenance (Balance Forward As of 08/01/2022)									
08/01/2022	06/28/2022	INY-0372180	AP Invoice - YESCO LLC: Service Call at Island Farm re: Ext Lighting	PST		APA	417.00		417.00
Totals for 6480 - Other Maintenance							417.00	0.00	417.00
6510 - Property & Liability Insurance (Balance Forward As of 08/01/2022)									
08/01/2022	08/01/2022		Amortize Insurance	PST		GJ	1,207.64		1,207.64
Totals for 6510 - Property & Liability Insurance							1,207.64	0.00	1,207.64
6520 - Property Taxes (Balance Forward As of 08/01/2022)									
08/01/2022	08/01/2022		Accrue Property Tax	PST		GJ	6,177.00		6,177.00
Totals for 6520 - Property Taxes							6,177.00	0.00	6,177.00
6710 - Management Fees (Balance Forward As of 08/01/2022)									
08/01/2022	08/01/2022		HPMA Mgmt fee	PST		GJ	1,295.00		1,295.00
Totals for 6710 - Management Fees							1,295.00	0.00	1,295.00
6806 - NR Janitorial (Balance Forward As of 08/01/2022)									
08/31/2022	08/31/2022	083122-PST	AP Invoice - HPMA Corporation: 1800 Got Junk - Clean Office	PST		APA	249.00		249.00
Totals for 6806 - NR Janitorial							249.00	0.00	249.00
6808 - NR Misc Building Repairs (Balance Forward As of 08/01/2022)									
08/31/2022	08/31/2022		Reclass charges to TI per M. Gardner	PST	1120	GJ		750.00	(750.00)
Totals for 6808 - NR Misc Building Repairs							0.00	750.00	(750.00)
6810 - Legal Fees (Balance Forward As of 08/01/2022)									
08/31/2022	08/31/2022	64288	AP Invoice - Packard and Dierking, LLC: 8/22 Lease legal matters	PST		APA	496.50		496.50
Totals for 6810 - Legal Fees							496.50	0.00	496.50
6812 - NR Electricity (Balance Forward As of 08/01/2022)									
08/01/2022	08/01/2022		Reversed -- Reclass credit balance in reimbursables and address in August.	PST		GJ	67.98		67.98
Totals for 6812 - NR Electricity							67.98	0.00	67.98
7120 - Postage (Balance Forward As of 08/01/2022)									
									0.00

Pearl Street LLC
General Ledger Report
For (08/01/2022 to 08/31/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	Unit	JNL	Debit	Credit	Balance
08/31/2022	08/31/2022	083122	AP Invoice - HPMA Corpora- Rounding fix	PST		APA	0.03		0.03
08/31/2022	08/31/2022	083122-PST	AP Invoice - HPMA Corpora- tion: 6/22-7/22 Postage	PST		APA	27.27		27.30
Totals for 7120 - Postage							27.30	0.00	27.30
7122 - Copy Charges (Balance Forward As of 08/01/2022)									0.00
08/31/2022	08/31/2022	083122-PST	AP Invoice - HPMA Corpora- tion: 6/22-7/22 Copies	PST		APA	6.57		6.57
Totals for 7122 - Copy Charges							6.57	0.00	6.57
7190 - Software Support (Balance Forward As of 08/01/2022)									0.00
08/02/2022	08/02/2022	12208012341	AP Invoice - RealPage, Inc: 6/1/22 Remaining billing charges for early term of con- tract end 2/28/23.	PST		APA	522.90		522.90
Totals for 7190 - Software Support							522.90	0.00	522.90
8010 - Interest Income (Balance Forward As of 08/01/2022)									0.00
08/31/2022	08/31/2022		Bank Interest Earned: Interest earned	PST		DB		2.90	(2.90)
Totals for 8010 - Interest Income							0.00	2.90	(2.90)
8210 - Depreciation (Balance Forward As of 08/01/2022)									0.00
08/01/2022	08/01/2022		Monthly Depreciation	PST		GJ	1,322.03		1,322.03
Totals for 8210 - Depreciation							1,322.03	0.00	1,322.03
Grand Total							273,836.79	273,836.79	0.00

Company Name: Haven Property Managers & Advisors

Report Name: Monthly Rent Roll

Report Title 3: 08/01/2022 - 08/31/2022

Report From 08/01/2022 To 08/31/2022

Tenant	Unit	Lease ID	Lease Start	Lease End	Rentable Area	Amendment Date	Rent	Ann./Area	Operating Exp.	Ann./Area	Total	Ann./Area
PST--Pearl Street LLC												
PST-IF--Island Farm	1120	PST-IF	11/01/2012	12/31/2027	1,746	08/15/2022	13,304.90	91.44	6,664.07	45.80	19,968.97	137.24
Vacant	1122				1,750		0.00	0.00	0.00	0.00	0.00	0.00
Total for PST--Pearl Street LLC					3,496.00		13,304.90	45.67	6,664.07	22.87	19,968.97	68.54

Occupied Area: 1,746
Vacant Area: 1,750
Occupancy %: 49.94

Summary	Amount	Annual Rate	Monthly Rate
Rent			
RENT2	13,304.90	45.67	3.81
Operating Expenses			
CAMR	6,664.07	22.87	1.91
	19,968.97		

Grand Total					3,496.00		13,304.90	45.67	6,664.07	22.87	19,968.97	68.54
				Occupied Area:	1,746							
				Vacant Area:	1,750							
				Occupancy %:	49.94							