

**Pearl Street LLC**  
**Comparative Balance Sheet**  
**December 31, 2021**

	Current Month 12/31/2021	Prior Month 11/30/2021	Period Change
<b>Assets</b>			
Current Assets			
Cash			
Cash Checking	\$138,568.25	\$116,816.48	\$21,751.77
Total Cash	138,568.25	116,816.48	21,751.77
Accounts Receivable			
Tenant Receivable	75,903.08	124,394.91	(48,491.83)
Total Accounts Receivable	75,903.08	124,394.91	(48,491.83)
Deposits & Escrows			
Security Deposit Escrow	32,122.75	32,122.48	0.27
Prepaid Insurance	12,100.72	13,284.07	(1,183.35)
Other Prepaid Expenses	495.63	186.94	308.69
Total Deposits & Escrows	44,719.10	45,593.49	(874.39)
Total Current Assets	259,190.43	286,804.88	(27,614.45)
Fixed Assets			
Building equipment, fixed	16,600.00	16,600.00	0.00
Land	246,600.00	246,600.00	0.00
Buildings	412,872.23	412,872.23	0.00
Building Improvements	195,704.46	195,704.46	0.00
Furniture & Equipment	13,826.42	13,826.42	0.00
Depreciation & Amortization			
Accum Depr, Building	(433,408.95)	(432,086.92)	(1,322.03)
Total Depreciation & Amortization	(433,408.95)	(432,086.92)	(1,322.03)
Total Fixed Assets	452,194.16	453,516.19	(1,322.03)
<b>Total Assets</b>	<b>\$711,384.59</b>	<b>\$740,321.07</b>	<b>(\$28,936.48)</b>
<b>Liabilities &amp; Equity</b>			
Liabilities			
Current Liabilities			
Accounts Payable	\$873.74	\$223.05	\$650.69
Accounts Payable, Other	239.17	134.23	104.94
Accrued Property Taxes	70,012.58	66,898.70	3,113.88
Security Deposits	31,890.86	31,890.86	0.00
Total Current Liabilities	103,016.35	99,146.84	3,869.51
Total Liabilities	103,016.35	99,146.84	3,869.51
Equity			
Equity Position	429,722.13	429,722.13	0.00
Current Net Income	178,646.11	211,452.10	(32,805.99)
Total Equity	608,368.24	641,174.23	(32,805.99)
<b>Total Liabilities &amp; Equity</b>	<b>\$711,384.59</b>	<b>\$740,321.07</b>	<b>(\$28,936.48)</b>

**Pearl Street LLC**  
**Income Statement with Budget Comparison**  
**December 31, 2021**

	Month Ended 12/31/2021				Year to Date 12/31/2021			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
<b>Income</b>								
<b>Rental Income</b>								
4012 - Office Space Rentals	\$4,522.36	\$4,522.36	\$0.00	0.00	\$53,609.72	\$53,609.72	\$0.00	0.00
4013 - Retail Space Rentals	12,430.26	12,508.49	(78.23)	(0.62)	149,163.11	150,101.88	(938.77)	(0.62)
4340 - Expense Pass Through	8,029.23	8,030.00	(0.77)	0.00	96,350.76	96,360.00	(9.24)	0.00
4341 - Prior Year Expense Pass Through	0.00	0.00	0.00	0.00	(1,933.21)	0.00	(1,933.21)	(100.00)
<b>Total Rental Income</b>	<b>24,981.85</b>	<b>25,060.85</b>	<b>(79.00)</b>	<b>(0.31)</b>	<b>297,190.38</b>	<b>300,071.60</b>	<b>(2,881.22)</b>	<b>(0.96)</b>
<b>Net Rental Income</b>	<b>24,981.85</b>	<b>25,060.85</b>	<b>(79.00)</b>	<b>(0.31)</b>	<b>297,190.38</b>	<b>300,071.60</b>	<b>(2,881.22)</b>	<b>(0.96)</b>
<b>Other Income</b>								
4625 - Percentage rent	(48,517.25)	0.00	(48,517.25)	(100.00)	5,013.04	0.00	5,013.04	(100.00)
4680 - Other Misc Charges	50.00	50.00	0.00	0.00	600.00	600.00	0.00	0.00
<b>Total Other Income</b>	<b>(48,467.25)</b>	<b>50.00</b>	<b>(48,517.25)</b>	<b>(97,034.50)</b>	<b>5,613.04</b>	<b>600.00</b>	<b>5,013.04</b>	<b>835.50</b>
<b>Total Income</b>	<b>(23,485.40)</b>	<b>25,110.85</b>	<b>(48,596.25)</b>	<b>(193.52)</b>	<b>302,803.42</b>	<b>300,671.60</b>	<b>2,131.82</b>	<b>0.70</b>
<b>Expenses</b>								
<b>Administrative Expenses</b>								
6810 - Legal Fees	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00
6830 - Other Professional Fees	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00
7120 - Postage	0.00	5.00	5.00	100.00	16.35	60.00	43.65	72.75
7122 - Copy Charges	0.00	10.00	10.00	100.00	41.10	120.00	78.90	65.75
<b>Total Administrative Expenses</b>	<b>0.00</b>	<b>65.00</b>	<b>65.00</b>	<b>100.00</b>	<b>57.45</b>	<b>780.00</b>	<b>722.55</b>	<b>92.63</b>
<b>Utilities</b>								
6110 - Water & Sewer	54.32	60.00	5.68	9.46	725.76	720.00	(5.76)	(0.80)
6140 - Trash Removal	135.64	320.00	184.36	57.61	1,915.66	3,840.00	1,924.34	50.11
<b>Total Utilities</b>	<b>189.96</b>	<b>380.00</b>	<b>190.04</b>	<b>50.01</b>	<b>2,641.42</b>	<b>4,560.00</b>	<b>1,918.58</b>	<b>42.07</b>
<b>Operating &amp; Maintenance Expenses</b>								
7140 - Dues, Fees & Subscriptions	0.00	20.00	20.00	100.00	0.00	240.00	240.00	100.00
7190 - Software Support	81.60	80.00	(1.60)	(2.00)	1,744.81	1,760.00	15.19	0.86
<b>Total Operating &amp; Maintenance Expenses</b>	<b>81.60</b>	<b>100.00</b>	<b>18.40</b>	<b>18.40</b>	<b>1,744.81</b>	<b>2,000.00</b>	<b>255.19</b>	<b>12.75</b>
<b>Maintenance &amp; Repairs</b>								
6201 - Maintenance & Repairs	0.00	0.00	0.00	0.00	25.34	0.00	(25.34)	(100.00)
6210 - Heating, Ventilation and A/C	0.00	100.00	100.00	100.00	867.69	1,200.00	332.31	27.69
6220 - Plumbing	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00
6230 - Electrical	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00
6345 - Fire Safety & Monitoring	105.34	100.00	(5.34)	(5.34)	2,009.08	1,200.00	(809.08)	(67.42)
6480 - Other Maintenance	0.00	25.00	25.00	100.00	95.00	300.00	205.00	68.33
<b>Total Maintenance &amp; Repairs</b>	<b>105.34</b>	<b>275.00</b>	<b>169.66</b>	<b>61.69</b>	<b>2,997.11</b>	<b>3,300.00</b>	<b>302.89</b>	<b>9.17</b>
<b>Management Fees</b>								
6710 - Management Fees	1,357.17	1,253.00	(104.17)	(8.31)	15,140.17	15,036.00	(104.17)	(0.69)
<b>Total Management Fees</b>	<b>1,357.17</b>	<b>1,253.00</b>	<b>(104.17)</b>	<b>(8.31)</b>	<b>15,140.17</b>	<b>15,036.00</b>	<b>(104.17)</b>	<b>(0.69)</b>
<b>Taxes &amp; Insurance</b>								
6510 - Property & Liability Insurance	1,183.35	700.00	(483.35)	(69.05)	11,876.21	8,400.00	(3,476.21)	(41.38)
6520 - Property Taxes	3,068.73	6,081.70	3,012.97	49.54	69,967.43	72,980.40	3,012.97	4.12
<b>Total Taxes &amp; Insurance</b>	<b>4,252.08</b>	<b>6,781.70</b>	<b>2,529.62</b>	<b>37.30</b>	<b>81,843.64</b>	<b>81,380.40</b>	<b>(463.24)</b>	<b>(0.56)</b>

**Pearl Street LLC**  
**Income Statement with Budget Comparison**  
**December 31, 2021**

	Month Ended 12/31/2021				Year to Date 12/31/2021			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
<b>Non Recoverable Expenses</b>								
6808 - NR Misc Building Repairs	1,256.68	40.00	(1,216.68)	(3,041.70)	1,256.68	480.00	(776.68)	(161.80)
6815 - NR Accounting	0.00	50.00	50.00	100.00	425.00	600.00	175.00	29.16
6819 - NR Legal Fees	756.00	10.00	(746.00)	(7,460.00)	797.50	120.00	(677.50)	(564.58)
6822 - NR Accounting LLC	0.00	0.00	0.00	0.00	1,400.00	1,400.00	0.00	0.00
<b>Total IS- Non Recoverable Expenses</b>	<b>2,012.68</b>	<b>100.00</b>	<b>(1,912.68)</b>	<b>(1,912.68)</b>	<b>3,879.18</b>	<b>2,600.00</b>	<b>(1,279.18)</b>	<b>(49.19)</b>
<b>Total Operating Expenses</b>	<b>7,998.83</b>	<b>8,954.70</b>	<b>955.87</b>	<b>10.67</b>	<b>108,303.78</b>	<b>109,656.40</b>	<b>1,352.62</b>	<b>1.23</b>
<b>Net Operating Income (Loss)</b>	<b>(31,484.23)</b>	<b>16,156.15</b>	<b>(47,640.38)</b>	<b>(294.87)</b>	<b>194,499.64</b>	<b>191,015.20</b>	<b>3,484.44</b>	<b>1.82</b>
<b>Non-Operating Expenses</b>								
<b>Other Non-Operating Expenses</b>								
8010 - Interest Income	(0.27)	(30.00)	(29.73)	(99.10)	(10.83)	(360.00)	(349.17)	(96.99)
8210 - Depreciation	1,322.03	1,322.00	(0.03)	0.00	15,864.36	15,864.00	(0.36)	0.00
<b>Total Other Non-Operating Expenses</b>	<b>1,321.76</b>	<b>1,292.00</b>	<b>(29.76)</b>	<b>(2.30)</b>	<b>15,853.53</b>	<b>15,504.00</b>	<b>(349.53)</b>	<b>(2.25)</b>
<b>Total Non-Operating Expenses</b>	<b>1,321.76</b>	<b>1,292.00</b>	<b>(29.76)</b>	<b>(2.30)</b>	<b>15,853.53</b>	<b>15,504.00</b>	<b>(349.53)</b>	<b>(2.25)</b>
<b>Net Income (Loss)</b>	<b>(\$32,805.99)</b>	<b>\$14,864.15</b>	<b>(\$47,670.14)</b>	<b>(320.70)</b>	<b>\$178,646.11</b>	<b>\$175,511.20</b>	<b>\$3,134.91</b>	<b>1.78</b>

**Pearl Street LLC**  
**Income Statement Year Over Year**  
**December 31, 2021**

	Current Year To Date 12/31/2021 Actual	Prior Year To Date 12/31/2020 Actual	Variance
<b>Income</b>			
<b>Rental Income</b>			
4012 - Office Space Rentals	\$53,609.72	\$52,048.28	\$1,561.44
4013 - Retail Space Rentals	149,163.11	61,316.15	87,846.96
4340 - Expense Pass Through	96,350.76	88,011.36	8,339.40
4341 - Prior Year Expense Pass Through	(1,933.21)	0.00	(1,933.21)
<b>Total Rental Income</b>	<b>297,190.38</b>	<b>201,375.79</b>	<b>95,814.59</b>
<b>Vacancy, Losses &amp; Concessions</b>			
4030 - Tenant Free Rent	0.00	(24,526.46)	24,526.46
<b>Total Vacancy, Losses &amp; Concessions</b>	<b>0.00</b>	<b>(24,526.46)</b>	<b>24,526.46</b>
<b>Net Rental Income</b>	<b>297,190.38</b>	<b>176,849.33</b>	<b>120,341.05</b>
<b>Other Income</b>			
4625 - Percentage rent	5,013.04	14,720.40	(9,707.36)
4680 - Other Misc Charges	600.00	600.00	0.00
<b>Total Other Income</b>	<b>5,613.04</b>	<b>15,320.40</b>	<b>(9,707.36)</b>
<b>Total Income</b>	<b>302,803.42</b>	<b>192,169.73</b>	<b>110,633.69</b>
<b>Expenses</b>			
<b>Administrative Expenses</b>			
7120 - Postage	16.35	6.60	9.75
7122 - Copy Charges	41.10	36.70	4.40
<b>Total Administrative Expenses</b>	<b>57.45</b>	<b>43.30</b>	<b>14.15</b>
<b>Utilities</b>			
6110 - Water & Sewer	725.76	656.10	69.66
6140 - Trash Removal	1,915.66	3,762.72	(1,847.06)
<b>Total Utilities</b>	<b>2,641.42</b>	<b>4,418.82</b>	<b>(1,777.40)</b>
<b>Operating &amp; Maintenance Expenses</b>			
6518 - Lighting Interior	0.00	22.78	(22.78)
7140 - Dues, Fees & Subscriptions	0.00	159.00	(159.00)
7190 - Software Support	1,744.81	1,347.15	397.66
<b>Total Operating &amp; Maintenance Expenses</b>	<b>1,744.81</b>	<b>1,528.93</b>	<b>215.88</b>
<b>Maintenance &amp; Repairs</b>			
6201 - Maintenance & Repairs	25.34	0.00	25.34
6210 - Heating, Ventilation and A/C	867.69	354.40	513.29
6345 - Fire Safety & Monitoring	2,009.08	1,611.03	398.05
6480 - Other Maintenance	95.00	0.00	95.00
<b>Total Maintenance &amp; Repairs</b>	<b>2,997.11</b>	<b>1,965.43</b>	<b>1,031.68</b>
<b>Management Fees</b>			
6710 - Management Fees	15,140.17	14,390.92	749.25
<b>Total Management Fees</b>	<b>15,140.17</b>	<b>14,390.92</b>	<b>749.25</b>

**Pearl Street LLC**  
**Income Statement Year Over Year**  
**December 31, 2021**

	Current Year To Date 12/31/2021 Actual	Prior Year To Date 12/31/2020 Actual	Variance
<b>Taxes &amp; Insurance</b>			
6510 - Property & Liability Insurance	11,876.21	9,059.23	2,816.98
6520 - Property Taxes	69,967.43	69,873.36	94.07
<b>Total Taxes &amp; Insurance</b>	<b>81,843.64</b>	<b>78,932.59</b>	<b>2,911.05</b>
<b>Non Recoverable Expenses</b>			
6808 - NR Misc Building Repairs	1,256.68	0.00	1,256.68
6815 - NR Accounting	425.00	1,325.00	(900.00)
6819 - NR Legal Fees	797.50	955.00	(157.50)
6822 - NR Accounting LLC	1,400.00	1,400.00	0.00
<b>Total IS- Non Recoverable Expenses</b>	<b>3,879.18</b>	<b>3,680.00</b>	<b>199.18</b>
<b>Total Operating Expenses</b>	<b>108,303.78</b>	<b>104,959.99</b>	<b>3,343.79</b>
<b>Net Operating Income (Loss)</b>	<b>194,499.64</b>	<b>87,209.74</b>	<b>107,289.90</b>
<b>Non-Operating Expenses</b>			
<b>Other Non-Operating Expenses</b>			
8010 - Interest Income	(10.83)	(61.60)	50.77
8210 - Depreciation	15,864.36	15,864.36	0.00
<b>Total Other Non-Operating Expenses</b>	<b>15,853.53</b>	<b>15,802.76</b>	<b>50.77</b>
<b>Total Non-Operating Expenses</b>	<b>15,853.53</b>	<b>15,802.76</b>	<b>50.77</b>
<b>Net Income (Loss)</b>	<b>\$178,646.11</b>	<b>\$71,406.98</b>	<b>\$107,239.13</b>

**Pearl Street LLC**  
**Statement of Cash Flows with Budget Comparisons**  
**December 31, 2021**

	Month Ending 12/31/2021			Year To Date 12/31/2021		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Cash Flows from Operating Activities</b>						
Net income (loss)	(\$32,806)	\$14,864	(\$47,670)	\$178,646	\$175,511	\$3,135
Depreciation	1,322	1,322	0	15,864	15,864	0
Total Working capital from operations	(31,484)	16,186	(47,670)	194,510	191,375	3,135
Changes to assets and liabilities:						
Decrease (increase) to:						
Receivables	48,492	0	48,492	(75,903)	0	(75,903)
Prepaid expenses	875	700	174	(2,914)	0	(2,914)
Increase (decrease) in:						
Accounts payable	755	0	756	721	0	720
Accrued property taxes	3,114	6,082	(2,968)	139	0	140
Other Liabilities	0	0	0	(5)	0	(5)
Net cash provided by operating activities	21,752	22,968	(1,216)	116,548	191,375	(74,827)
<b>Cash Flows from Investing Activities</b>						
Purchase of property and equip.	0	0	0	(16,600)	0	(16,600)
Net cash provided (used) by investing activities	0	0	0	(16,600)	0	(16,600)
<b>Cash Flows from Financing Activities</b>						
Distributions to partners	0	(47,800)	47,800	(70,000)	(191,200)	121,200
Net cash provided (used) by financing activities	0	(47,800)	47,800	(70,000)	(191,200)	121,200
<b>Total Increase (decrease) in cash</b>	<b>21,752</b>	<b>(24,832)</b>	<b>46,584</b>	<b>29,948</b>	<b>175</b>	<b>29,773</b>
<b>Beginning of period</b>	<b>116,816</b>	<b>437,881</b>	<b>(321,065)</b>	<b>108,620</b>	<b>413,119</b>	<b>(304,499)</b>
<b>End of period</b>	<b>\$138,568</b>	<b>\$412,960</b>	<b>(\$274,392)</b>	<b>\$138,568</b>	<b>\$412,960</b>	<b>(\$274,392)</b>

**Pearl Street LLC**  
**Twelve Month Forecast Income Statement**  
**December 31, 2021**

	01/31/2021	02/28/2021	03/31/2021	04/30/2021	05/31/2021	06/30/2021	07/31/2021	08/31/2021	09/30/2021	10/31/2021	11/30/2021	12/31/2021	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
<b>Income</b>													
<b>Rental Income</b>													
4012 - Office Space Rentals	\$4,391	\$4,391	\$4,391	\$4,391	\$4,391	\$4,522	\$4,522	\$4,522	\$4,522	\$4,522	\$4,522	\$4,522	\$53,610
4013 - Retail Space Rentals	12,263	12,263	12,764	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	149,163
4340 - Expense Pass Through	8,029	8,029	8,029	8,029	8,029	8,029	8,029	8,029	8,029	8,029	8,029	8,029	96,351
4341 - Prior Year Expense Pass Through	0	0	0	(1,933)	0	0	0	0	0	0	0	0	(1,933)
<b>Total Rental Income</b>	<b>24,683</b>	<b>24,683</b>	<b>25,184</b>	<b>22,917</b>	<b>24,850</b>	<b>24,982</b>	<b>24,982</b>	<b>24,982</b>	<b>24,982</b>	<b>24,982</b>	<b>24,982</b>	<b>24,982</b>	<b>297,190</b>
<b>Net Rental Income</b>	<b>24,683</b>	<b>24,683</b>	<b>25,184</b>	<b>22,917</b>	<b>24,850</b>	<b>24,982</b>	<b>24,982</b>	<b>24,982</b>	<b>24,982</b>	<b>24,982</b>	<b>24,982</b>	<b>24,982</b>	<b>297,190</b>
<b>Other Income</b>													
4625 - Percentage rent	5,013	0	0	1,753	5,464	6,531	7,255	7,755	8,755	11,004	0	(48,517)	5,013
4680 - Other Misc Charges	50	50	50	50	50	50	50	50	50	50	50	50	600
<b>Total Other Income</b>	<b>5,063</b>	<b>50</b>	<b>50</b>	<b>1,803</b>	<b>5,514</b>	<b>6,581</b>	<b>7,305</b>	<b>7,805</b>	<b>8,805</b>	<b>11,054</b>	<b>50</b>	<b>(48,467)</b>	<b>5,613</b>
<b>Total Income</b>	<b>29,746</b>	<b>24,733</b>	<b>25,234</b>	<b>24,720</b>	<b>30,364</b>	<b>31,563</b>	<b>32,287</b>	<b>32,787</b>	<b>33,787</b>	<b>36,036</b>	<b>25,032</b>	<b>(23,485)</b>	<b>302,803</b>
<b>Expenses</b>													
<b>Administrative Expenses</b>													
7120 - Postage	0	3	4	1	1	0	1	0	0	5	2	0	16
7122 - Copy Charges	0	8	3	3	3	0	10	0	0	10	4	0	41
<b>Total Administrative Expenses</b>	<b>0</b>	<b>11</b>	<b>7</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>6</b>	<b>0</b>	<b>57</b>
<b>Utilities</b>													
6110 - Water & Sewer	65	54	65	54	54	65	65	65	54	65	65	54	726
6140 - Trash Removal	305	300	305	299	314	(421)	0	132	144	220	183	136	1,916
<b>Total Utilities</b>	<b>370</b>	<b>354</b>	<b>370</b>	<b>353</b>	<b>368</b>	<b>(356)</b>	<b>65</b>	<b>196</b>	<b>198</b>	<b>285</b>	<b>248</b>	<b>190</b>	<b>2,641</b>
<b>Operating &amp; Maintenance Expenses</b>													
7190 - Software Support	769	160	80	83	82	82	82	82	82	82	82	82	1,745
<b>Total Operating &amp; Maintenance Expenses</b>	<b>769</b>	<b>160</b>	<b>80</b>	<b>83</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>1,745</b>
<b>Maintenance &amp; Repairs</b>													
6201 - Maintenance & Repairs	0	0	0	0	0	0	25	0	0	0	0	0	25
6210 - Heating, Ventilation and A/C	0	0	0	0	0	0	1,357	(489)	0	0	0	0	868
6345 - Fire Safety & Monitoring	0	211	105	105	105	105	105	105	105	850	105	105	2,009
6480 - Other Maintenance	0	0	0	0	0	0	0	95	0	0	0	0	95
<b>Total Maintenance &amp; Repairs</b>	<b>0</b>	<b>211</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>1,487</b>	<b>(289)</b>	<b>105</b>	<b>850</b>	<b>105</b>	<b>105</b>	<b>2,997</b>

**Pearl Street LLC**  
**Twelve Month Forecast Income Statement**  
**December 31, 2021**

	01/31/2021	02/28/2021	03/31/2021	04/30/2021	05/31/2021	06/30/2021	07/31/2021	08/31/2021	09/30/2021	10/31/2021	11/30/2021	12/31/2021	Total
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
<b>Management Fees</b>													
6710 - Management Fees	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,253	1,357	15,140
<b>Total Management Fees</b>	<b>1,253</b>	<b>1,253</b>	<b>1,253</b>	<b>1,253</b>	<b>1,253</b>	<b>1,253</b>	<b>1,253</b>	<b>1,253</b>	<b>1,253</b>	<b>1,253</b>	<b>1,253</b>	<b>1,357</b>	<b>15,140</b>
<b>Taxes &amp; Insurance</b>													
6510 - Property & Liability Insurance	908	908	908	908	908	908	908	1,666	908	908	854	1,183	11,876
6520 - Property Taxes	6,082	6,082	6,082	6,082	6,082	6,082	6,082	6,082	6,082	6,082	6,082	3,069	69,967
<b>Total Taxes &amp; Insurance</b>	<b>6,990</b>	<b>6,990</b>	<b>6,990</b>	<b>6,990</b>	<b>6,990</b>	<b>6,990</b>	<b>6,990</b>	<b>7,748</b>	<b>6,990</b>	<b>6,990</b>	<b>6,936</b>	<b>4,252</b>	<b>81,844</b>
<b>Non Recoverable Expenses</b>													
6808 - NR Misc Building Repairs	0	0	0	0	0	0	0	0	0	0	0	1,257	1,257
6815 - NR Accounting	0	0	0	0	0	0	300	0	0	0	125	0	425
6819 - NR Legal Fees	0	0	0	0	42	0	0	0	0	0	0	756	798
6822 - NR Accounting LLC	1,400	0	0	0	0	0	0	0	0	0	0	0	1,400
<b>Total IS- Non Recoverable Expenses</b>	<b>1,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>125</b>	<b>2,013</b>	<b>3,879</b>
<b>Total Operating Expenses</b>	<b>10,782</b>	<b>8,979</b>	<b>8,805</b>	<b>8,789</b>	<b>8,843</b>	<b>8,073</b>	<b>10,187</b>	<b>8,990</b>	<b>8,628</b>	<b>9,475</b>	<b>8,754</b>	<b>7,999</b>	<b>108,304</b>
<b>Net Operating Income (Loss)</b>	<b>18,965</b>	<b>15,754</b>	<b>16,429</b>	<b>15,931</b>	<b>21,521</b>	<b>23,489</b>	<b>22,100</b>	<b>23,797</b>	<b>25,159</b>	<b>26,561</b>	<b>16,277</b>	<b>(31,484)</b>	<b>194,500</b>
<b>Non-Operating Expenses</b>													
<b>Other Non-Operating Expenses</b>													
8010 - Interest Income	(1)	(1)	(1)	(1)	(2)	(1)	(1)	(1)	(1)	(0)	(0)	(0)	(11)
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	15,864
<b>Total Other Non-Operating Expenses</b>	<b>1,321</b>	<b>1,321</b>	<b>1,321</b>	<b>1,321</b>	<b>1,320</b>	<b>1,321</b>	<b>1,321</b>	<b>1,321</b>	<b>1,321</b>	<b>1,322</b>	<b>1,322</b>	<b>1,322</b>	<b>15,854</b>
<b>Total Non-Operating Expenses</b>	<b>1,321</b>	<b>1,321</b>	<b>1,321</b>	<b>1,321</b>	<b>1,320</b>	<b>1,321</b>	<b>1,321</b>	<b>1,321</b>	<b>1,321</b>	<b>1,322</b>	<b>1,322</b>	<b>1,322</b>	<b>15,854</b>
<b>Net Income (Loss)</b>	<b>\$17,644</b>	<b>\$14,433</b>	<b>\$15,108</b>	<b>\$14,610</b>	<b>\$20,201</b>	<b>\$22,168</b>	<b>\$20,779</b>	<b>\$22,476</b>	<b>\$23,838</b>	<b>\$25,240</b>	<b>\$14,956</b>	<b>(\$32,806)</b>	<b>\$178,646</b>



**Pearl Street LLC  
General Ledger Report  
For (12/01/2021 to 12/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location Name	JNL	Debit	Credit	Balance
<b>1010 - Cash Checking (Balance Forward As of 12/01/2021)</b>								<b>116,816.48</b>
12/01/2021	12/01/2021	3889	AP Pymt - HPMA Corporation	Pearl Street LLC	DB		130.99	116,685.49
12/01/2021	12/01/2021		HPMA Mgmt fee	Pearl Street LLC	GJ		1,253.00	115,432.49
12/01/2021	12/01/2021		AP Pymt - Xcel Energy: ACH 120121	Pearl Street LLC	DB		92.06	115,340.43
12/01/2021	12/01/2021	9FSFNR6NLA2	AR Pymt - Island Farm	Pearl Street LLC	CR	6,244.96		121,585.39
12/01/2021	12/01/2021	9FSFNR6NLA2	AR Pymt - Island Farm	Pearl Street LLC	CR		6,244.96	115,340.43
12/01/2021	12/01/2021	ACH 120121	AR Pymt - Island Farm	Pearl Street LLC	CR	6,244.96		121,585.39
12/09/2021	12/09/2021		Dep City of Boulder CAGID Tax Re-bate	Pearl Street LLC	GJ	45.15		121,630.54
12/09/2021	12/09/2021	Deposit Slip 12/09/2021	Deposit Slip	Pearl Street LLC	CR	6,448.69		128,079.23
12/21/2021	12/21/2021		AP Pymt - Western Disposal Services- Boulder: ACH 122121	Pearl Street LLC	DB		134.87	127,944.36
12/28/2021	12/28/2021	3890	AP Pymt - Immaculate Construction, LLC	Pearl Street LLC	DB		1,256.68	126,687.68
12/28/2021	12/28/2021	3891	AP Pymt - RealPage, Inc	Pearl Street LLC	DB		163.20	126,524.48
12/28/2021	12/28/2021	3892	AP Pymt - Safe System Inc	Pearl Street LLC	DB		332.43	126,192.05
12/28/2021	12/28/2021		AP Pymt - City of Boulder: ACH 122821	Pearl Street LLC	DB		54.32	126,137.73
12/29/2021	12/29/2021	Deposit Slip 02/29/2021	Deposit Slip	Pearl Street LLC	CR	12,430.52		138,568.25
<b>Totals for 1010 - Cash Checking</b>						<b>31,414.28</b>	<b>9,662.51</b>	<b>138,568.25</b>
<b>1014 - Cash Clearing (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/09/2021	12/09/2021	0058616665	AR Pymt - Community Energy	Pearl Street LLC	CR	6,448.69		6,448.69
12/09/2021	12/09/2021	Deposit Slip 12/09/2021	Deposit Slip	Pearl Street LLC	CR		6,448.69	0.00
12/29/2021	12/29/2021	4974	AR Pymt - Island Farm	Pearl Street LLC	CR	12,430.52		12,430.52
12/29/2021	12/29/2021	Deposit Slip 02/29/2021	Deposit Slip	Pearl Street LLC	CR		12,430.52	0.00
<b>Totals for 1014 - Cash Clearing</b>						<b>18,879.21</b>	<b>18,879.21</b>	<b>0.00</b>
<b>1090 - Security Deposit Escrow (Balance Forward As of 12/01/2021)</b>								<b>32,122.48</b>
12/31/2021	12/31/2021		Bank Interest Earned	Pearl Street LLC	DB	0.27		32,122.75
<b>Totals for 1090 - Security Deposit Escrow</b>						<b>0.27</b>	<b>0.00</b>	<b>32,122.75</b>
<b>1200 - Tenant Receivable (Balance Forward As of 12/01/2021)</b>								<b>124,394.91</b>
12/01/2021	12/01/2021	9FSFNR6NLA2	AR Pymt - Island Farm: Charge for the period 01/01/2021 to 01/31/2021	Pearl Street LLC	CR		6,244.96	118,149.95
12/01/2021	12/01/2021	9FSFNR6NLA2	AR Pymt - Island Farm: Charge for the period 01/01/2021 to 01/31/2021	Pearl Street LLC	CR	6,244.96		124,394.91
12/01/2021	12/01/2021	ACH 120121	AR Pymt - Island Farm: Charge for the period 12/01/2021 to 12/31/2021	Pearl Street LLC	CR		6,244.96	118,149.95
12/01/2021	12/01/2021	PST-CE-125	AR Invoice - Community Energy	Pearl Street LLC	ARA	1,784.27		119,934.22
12/01/2021	12/01/2021	PST-CE-126	AR Invoice - Community Energy	Pearl Street LLC	ARA	50.00		119,984.22
12/01/2021	12/01/2021	PST-CE-127	AR Invoice - Community Energy	Pearl Street LLC	ARA	4,522.36		124,506.58
12/01/2021	12/01/2021	PST-IF-87	AR Invoice - Island Farm	Pearl Street LLC	ARA	12,430.26		136,936.84
12/01/2021	12/01/2021	PST-IF-88	AR Invoice - Island Farm	Pearl Street LLC	ARA	6,244.96		143,181.80
12/09/2021	12/09/2021	0058616665	AR Pymt - Community Energy: 10/7-11/8 Electric/gas	Pearl Street LLC	CR		92.06	143,089.74
12/09/2021	12/09/2021	0058616665	AR Pymt - Community Energy: Charge for the period 12/01/2021 to 12/31/2021	Pearl Street LLC	CR		6,356.63	136,733.11
12/09/2021	12/09/2021	11/5-12/9 Xcel	AR Invoice - Community Energy: 11/5-12/9 Electric/gas	Pearl Street LLC	ARA	117.74		136,850.85
12/29/2021	12/29/2021	4974	AR Pymt - Island Farm: Charge for the period 11/01/2021 to 11/30/2021	Pearl Street LLC	CR		0.26	136,850.59
12/29/2021	12/29/2021	4974	AR Pymt - Island Farm: Charge for the period 12/01/2021 to 12/31/2021	Pearl Street LLC	CR		12,430.26	124,420.33
12/31/2021	12/31/2021	% Rent adjust	AR Adjust - Island Farm: deduct % rent payments from AR ledger - booked 2x	Pearl Street LLC	ARA		48,517.25	75,903.08
12/31/2021	12/31/2021	% Rent adjust	AR Adjust - Island Farm: deduct % rent payments from AR ledger - booked 2x	Pearl Street LLC	ARA		48,517.25	27,385.83
12/31/2021	12/31/2021	% Rent adjust	AR Adjust - Island Farm: deduct % rent payments from AR ledger - booked 2x	Pearl Street LLC	ARA	48,517.25		75,903.08
<b>Totals for 1200 - Tenant Receivable</b>						<b>79,911.80</b>	<b>128,403.63</b>	<b>75,903.08</b>
<b>1310 - Prepaid Insurance (Balance Forward As of 12/01/2021)</b>								<b>13,284.07</b>
12/01/2021	12/01/2021		Amortize Insurance	Pearl Street LLC	GJ		1,207.64	12,076.43
12/31/2021	12/31/2021		True-up ppd ins/exp	Pearl Street LLC	GJ	24.29		12,100.72
<b>Totals for 1310 - Prepaid Insurance</b>						<b>24.29</b>	<b>1,207.64</b>	<b>12,100.72</b>
<b>1320 - Other Prepaid Expenses (Balance Forward As of 12/01/2021)</b>								<b>186.94</b>
12/01/2021	12/01/2021		Exp 12/21 PPD	Pearl Street LLC	GJ		186.94	0.00
12/01/2021	11/22/2021	I2111096675	AP Invoice - RealPage, Inc: 1/22 tenant portal fee	Pearl Street LLC	APA	81.60		81.60

**Pearl Street LLC**  
**General Ledger Report**  
**For (12/01/2021 to 12/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location Name	JNL	Debit	Credit	Balance
12/05/2021	12/05/2021	806750-1020	AP Invoice - Safe System Inc: 1/22-3/22 alarm monitoring	Pearl Street LLC	APA	332.43		414.03
12/19/2021	12/19/2021	I2112088586	AP Invoice - RealPage, Inc: 2/22 ten- ant portal fee	Pearl Street LLC	APA	81.60		495.63
<b>Totals for 1320 - Other Prepaid Expenses</b>						<b>495.63</b>	<b>186.94</b>	<b>495.63</b>
<b>1430 - Building equipment, fixed (Balance Forward As of 12/01/2021)</b>								<b>16,600.00</b>
<b>Totals for 1430 - Building equipment, fixed</b>						<b>0.00</b>	<b>0.00</b>	<b>16,600.00</b>
<b>1520 - Land (Balance Forward As of 12/01/2021)</b>								<b>246,600.00</b>
<b>Totals for 1520 - Land</b>						<b>0.00</b>	<b>0.00</b>	<b>246,600.00</b>
<b>1530 - Buildings (Balance Forward As of 12/01/2021)</b>								<b>412,872.23</b>
<b>Totals for 1530 - Buildings</b>						<b>0.00</b>	<b>0.00</b>	<b>412,872.23</b>
<b>1531 - Building Improvements (Balance Forward As of 12/01/2021)</b>								<b>195,704.46</b>
<b>Totals for 1531 - Building Improvements</b>						<b>0.00</b>	<b>0.00</b>	<b>195,704.46</b>
<b>1615 - Furniture &amp; Equipment (Balance Forward As of 12/01/2021)</b>								<b>13,826.42</b>
<b>Totals for 1615 - Furniture &amp; Equipment</b>						<b>0.00</b>	<b>0.00</b>	<b>13,826.42</b>
<b>1730 - Accum Depr, Building (Balance Forward As of 12/01/2021)</b>								<b>(432,086.92)</b>
12/01/2021	12/01/2021		Monthly Depreciation	Pearl Street LLC	GJ		1,322.03	(433,408.95)
<b>Totals for 1730 - Accum Depr, Building</b>						<b>0.00</b>	<b>1,322.03</b>	<b>(433,408.95)</b>
<b>2010 - Accounts Payable (Balance Forward As of 12/01/2021)</b>								<b>(223.05)</b>
12/01/2021	12/01/2021	3889	AP Pymt - HPMA Corporation: 10/21 copies	Pearl Street LLC	DB	4.10		(218.95)
12/01/2021	12/01/2021	3889	AP Pymt - HPMA Corporation: 10/21 postage	Pearl Street LLC	DB	1.89		(217.06)
12/01/2021	12/01/2021	3889	AP Pymt - HPMA Corporation: 10/21 hourly billing	Pearl Street LLC	DB	125.00		(92.06)
12/01/2021	12/01/2021		AP Pymt - Xcel Energy: 10/7-11/8 electric/gas	Pearl Street LLC	DB	92.06		0.00
12/01/2021	12/01/2021	3363 120121	AP Invoice - Western Disposal Ser- vices- Boulder: 11/21 Trash/Recycle	Pearl Street LLC	APA		134.87	(134.87)
12/01/2021	11/22/2021	I2111096675	AP Invoice - RealPage, Inc: 1/22 ten- ant portal fee	Pearl Street LLC	APA		81.60	(216.47)
12/05/2021	12/05/2021	806750-1020	AP Invoice - Safe System Inc: 1/22-3/22 alarm monitoring	Pearl Street LLC	APA		332.43	(548.90)
12/06/2021	12/06/2021	3526	AP Invoice - Immaculate Construction, LLC: 11/30 Island Farm store front im- provements	Pearl Street LLC	APA		1,256.68	(1,805.58)
12/08/2021	12/08/2021	74141 120821	AP Invoice - City of Boulder: 11/8-12/8 water/sewer	Pearl Street LLC	APA		54.32	(1,859.90)
12/09/2021	12/09/2021	5319007528 120921	AP Invoice - Xcel Energy: 11/5-12/9 electric/gas	Pearl Street LLC	APA		117.74	(1,977.64)
12/19/2021	12/19/2021	I2112088586	AP Invoice - RealPage, Inc: 2/22 ten- ant portal fee	Pearl Street LLC	APA		81.60	(2,059.24)
12/21/2021	12/21/2021		AP Pymt - Western Disposal Services- Boulder: 11/21 Trash/Recycle	Pearl Street LLC	DB	134.87		(1,924.37)
12/28/2021	12/28/2021	3890	AP Pymt - Immaculate Construction, LLC: 11/30 Island Farm store front im- provements	Pearl Street LLC	DB	1,256.68		(667.69)
12/28/2021	12/28/2021	3891	AP Pymt - RealPage, Inc: 1/22 tenant portal fee	Pearl Street LLC	DB	81.60		(586.09)
12/28/2021	12/28/2021	3891	AP Pymt - RealPage, Inc: 2/22 tenant portal fee	Pearl Street LLC	DB	81.60		(504.49)
12/28/2021	12/28/2021	3892	AP Pymt - Safe System Inc: 1/22-3/22 alarm monitoring	Pearl Street LLC	DB	332.43		(172.06)
12/28/2021	12/28/2021		AP Pymt - City of Boulder: 11/8-12/8 water/sewer	Pearl Street LLC	DB	54.32		(117.74)
12/31/2021	12/31/2021	61670	AP Invoice - Packard and Dierking, LLC: 12/21 legal re Community En- ergy lease	Pearl Street LLC	APA		756.00	(873.74)
<b>Totals for 2010 - Accounts Payable</b>						<b>2,164.55</b>	<b>2,815.24</b>	<b>(873.74)</b>
<b>2012 - Accounts Payable, Other (Balance Forward As of 12/01/2021)</b>								<b>(134.23)</b>
12/01/2021	12/01/2021	Reversed -	Reversed -- acc 11/21 trash/recycle	Pearl Street LLC	GJ	134.23		0.00
12/31/2021	12/31/2021		True up 2021 mgmt fee due to HPMA	Pearl Street LLC	GJ		104.17	(104.17)
12/31/2021	12/31/2021		acc 12/21 trash/recycle	Pearl Street LLC	GJ		135.00	(239.17)
<b>Totals for 2012 - Accounts Payable, Other</b>						<b>134.23</b>	<b>239.17</b>	<b>(239.17)</b>
<b>2030 - Accrued Property Taxes (Balance Forward As of 12/01/2021)</b>								<b>(66,898.70)</b>
12/01/2021	12/01/2021		Accrue Property Tax	Pearl Street LLC	GJ		6,081.70	(72,980.40)
12/31/2021	12/31/2021		True up year end taxes to statement	Pearl Street LLC	GJ	2,967.82		(70,012.58)
<b>Totals for 2030 - Accrued Property Taxes</b>						<b>2,967.82</b>	<b>6,081.70</b>	<b>(70,012.58)</b>

**Pearl Street LLC**  
**General Ledger Report**  
**For (12/01/2021 to 12/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location Name	JNL	Debit	Credit	Balance
<b>2060 - Security Deposits (Balance Forward As of 12/01/2021)</b>								<b>(31,890.86)</b>
<b>Totals for 2060 - Security Deposits</b>						<b>0.00</b>	<b>0.00</b>	<b>(31,890.86)</b>
<b>3200 - Brynn Grey Partners Equity (Balance Forward As of 12/01/2021)</b>								<b>(314,861.07)</b>
<b>Totals for 3200 - Brynn Grey Partners Equity</b>						<b>0.00</b>	<b>0.00</b>	<b>(314,861.07)</b>
<b>3202 - Brynn Grey Partners, Distribution (Balance Forward As of 12/01/2021)</b>								<b>100,000.00</b>
<b>Totals for 3202 - Brynn Grey Partners, Distribution</b>						<b>0.00</b>	<b>0.00</b>	<b>100,000.00</b>
<b>3203 - Salcombe Equity (Balance Forward As of 12/01/2021)</b>								<b>(314,861.06)</b>
<b>Totals for 3203 - Salcombe Equity</b>						<b>0.00</b>	<b>0.00</b>	<b>(314,861.06)</b>
<b>3205 - Salcombe Distributions (Balance Forward As of 12/01/2021)</b>								<b>100,000.00</b>
<b>Totals for 3205 - Salcombe Distributions</b>						<b>0.00</b>	<b>0.00</b>	<b>100,000.00</b>
<b>3998 - Prior Year Retained Earnings (Balance Forward As of 12/01/2021)</b>								<b>(211,452.10)</b>
<b>Totals for 3998 - Prior Year Retained Earnings</b>						<b>0.00</b>	<b>0.00</b>	<b>(211,452.10)</b>
<b>4012 - Office Space Rentals (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/01/2021	12/01/2021	PST-CE-127	AR Invoice - Community Energy: Charge for the period 12/01/2021 to 12/31/2021	Pearl Street LLC	ARA		4,522.36	(4,522.36)
<b>Totals for 4012 - Office Space Rentals</b>						<b>0.00</b>	<b>4,522.36</b>	<b>(4,522.36)</b>
<b>4013 - Retail Space Rentals (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/01/2021	12/01/2021	PST-IF-87	AR Invoice - Island Farm: Charge for the period 12/01/2021 to 12/31/2021	Pearl Street LLC	ARA		12,430.26	(12,430.26)
<b>Totals for 4013 - Retail Space Rentals</b>						<b>0.00</b>	<b>12,430.26</b>	<b>(12,430.26)</b>
<b>4340 - Expense Pass Through (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/01/2021	12/01/2021	PST-CE-125	AR Invoice - Community Energy: Charge for the period 12/01/2021 to 12/31/2021	Pearl Street LLC	ARA		1,784.27	(1,784.27)
12/01/2021	12/01/2021	PST-IF-88	AR Invoice - Island Farm: Charge for the period 12/01/2021 to 12/31/2021	Pearl Street LLC	ARA		6,244.96	(8,029.23)
<b>Totals for 4340 - Expense Pass Through</b>						<b>0.00</b>	<b>8,029.23</b>	<b>(8,029.23)</b>
<b>4625 - Percentage rent (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/31/2021	12/31/2021	% Rent adjust	AR Adjust - Island Farm: deduct % rent payments from AR ledger - booked 2x	Pearl Street LLC	ARA	48,517.25		48,517.25
<b>Totals for 4625 - Percentage rent</b>						<b>48,517.25</b>	<b>0.00</b>	<b>48,517.25</b>
<b>4680 - Other Misc Charges (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/01/2021	12/01/2021	PST-CE-126	AR Invoice - Community Energy: Charge for the period 12/01/2021 to 12/31/2021	Pearl Street LLC	ARA		50.00	(50.00)
<b>Totals for 4680 - Other Misc Charges</b>						<b>0.00</b>	<b>50.00</b>	<b>(50.00)</b>
<b>6110 - Water &amp; Sewer (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/08/2021	12/08/2021	74141 120821	AP Invoice - City of Boulder: 11/8-12/8 water/sewer	Pearl Street LLC	APA	54.32		54.32
<b>Totals for 6110 - Water &amp; Sewer</b>						<b>54.32</b>	<b>0.00</b>	<b>54.32</b>
<b>6140 - Trash Removal (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/01/2021	12/01/2021	3363 120121	AP Invoice - Western Disposal Services- Boulder: 11/21 Trash/Recycle	Pearl Street LLC	APA	134.87		134.87
12/01/2021	12/01/2021	Reversed -	Reversed -- acc 11/21 trash/recycle	Pearl Street LLC	GJ		134.23	0.64
12/31/2021	12/31/2021		acc 12/21 trash/recycle	Pearl Street LLC	GJ	135.00		135.64
<b>Totals for 6140 - Trash Removal</b>						<b>269.87</b>	<b>134.23</b>	<b>135.64</b>
<b>6160 - Reimbursable Item (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/09/2021	12/09/2021	11/5-12/9 Xcel	AR Invoice - Community Energy: 11/5-12/9 Electric/gas	Pearl Street LLC	ARA		117.74	(117.74)
12/09/2021	12/09/2021	5319007528 120921	AP Invoice - Xcel Energy: 11/5-12/9 electric/gas	Pearl Street LLC	APA	117.74		0.00
<b>Totals for 6160 - Reimbursable Item</b>						<b>117.74</b>	<b>117.74</b>	<b>0.00</b>
<b>6345 - Fire Safety &amp; Monitoring (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/01/2021	12/01/2021		Exp 12/21 alarm monitoring	Pearl Street LLC	GJ	105.34		105.34
<b>Totals for 6345 - Fire Safety &amp; Monitoring</b>						<b>105.34</b>	<b>0.00</b>	<b>105.34</b>
<b>6510 - Property &amp; Liability Insurance (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/01/2021	12/01/2021		Amortize Insurance	Pearl Street LLC	GJ	1,207.64		1,207.64
12/31/2021	12/31/2021		True-up ppd ins/exp	Pearl Street LLC	GJ		24.29	1,183.35
<b>Totals for 6510 - Property &amp; Liability Insurance</b>						<b>1,207.64</b>	<b>24.29</b>	<b>1,183.35</b>

**Pearl Street LLC**  
**General Ledger Report**  
**For (12/01/2021 to 12/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location Name	JNL	Debit	Credit	Balance
<b>6520 - Property Taxes (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/01/2021	12/01/2021		Accrue Property Tax	Pearl Street LLC	GJ	6,081.70		6,081.70
12/09/2021	12/09/2021		Dep City of Boulder CAGID Tax Re- bate	Pearl Street LLC	GJ		45.15	6,036.55
12/31/2021	12/31/2021		True up year end taxes to statement	Pearl Street LLC	GJ		2,967.82	3,068.73
<b>Totals for 6520 - Property Taxes</b>						<b>6,081.70</b>	<b>3,012.97</b>	<b>3,068.73</b>
<b>6710 - Management Fees (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/01/2021	12/01/2021		HPMA Mgmt fee	Pearl Street LLC	GJ	1,253.00		1,253.00
12/31/2021	12/31/2021		True up 2021 mgmt fee due to HPMA	Pearl Street LLC	GJ	104.17		1,357.17
<b>Totals for 6710 - Management Fees</b>						<b>1,357.17</b>	<b>0.00</b>	<b>1,357.17</b>
<b>6808 - NR Misc Building Repairs (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/06/2021	12/06/2021	3526	AP Invoice - Immaculate Construction, LLC: 11/30 Island Farm store front im- provements	Pearl Street LLC	APA	1,256.68		1,256.68
<b>Totals for 6808 - NR Misc Building Repairs</b>						<b>1,256.68</b>	<b>0.00</b>	<b>1,256.68</b>
<b>6819 - NR Legal Fees (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/31/2021	12/31/2021	61670	AP Invoice - Packard and Dierking, LLC: 12/21 legal re Community En- ergy lease	Pearl Street LLC	APA	756.00		756.00
<b>Totals for 6819 - NR Legal Fees</b>						<b>756.00</b>	<b>0.00</b>	<b>756.00</b>
<b>7190 - Software Support (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/01/2021	12/01/2021		Exp 12/21 Tenant Portal payment fee	Pearl Street LLC	GJ	81.60		81.60
<b>Totals for 7190 - Software Support</b>						<b>81.60</b>	<b>0.00</b>	<b>81.60</b>
<b>8010 - Interest Income (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/31/2021	12/31/2021		Bank Interest Earned: Interest earned	Pearl Street LLC	DB		0.27	(0.27)
<b>Totals for 8010 - Interest Income</b>						<b>0.00</b>	<b>0.27</b>	<b>(0.27)</b>
<b>8210 - Depreciation (Balance Forward As of 12/01/2021)</b>								<b>0.00</b>
12/01/2021	12/01/2021		Monthly Depreciation	Pearl Street LLC	GJ	1,322.03		1,322.03
<b>Totals for 8210 - Depreciation</b>						<b>1,322.03</b>	<b>0.00</b>	<b>1,322.03</b>
<b>Grand Total</b>						<b>197,119.42</b>	<b>197,119.42</b>	<b>0.00</b>

**Company Name:** Haven Property Managers & Advisors  
**Report Name:** Monthly Rent Roll  
**Report Title 3:** 12/01/2021 - 12/31/2021

**Report From 12/01/2021 To 12/31/2021**

Tenant	Unit	Lease ID	Lease Start	Lease End	Rentable Area	Amendment Date	Rent	Ann./Area	Operating Exp.	Ann./Area	Total	Ann./Area
<b>PST--Pearl Street LLC</b>												
PST-IF--Island Farm	1120	PST-IF	11/01/2012	12/31/2022	1,746		12,430.26	85.43	6,244.96	42.92	18,675.22	128.35
PST-CE--Community Energy	1122	PST-CE	11/01/2010	05/31/2022	1,750	04/20/2021	4,522.36	31.01	1,784.27	12.23	6,306.63	43.24
<b>Total for PST--Pearl Street LLC</b>					<b>3,496.00</b>		<b>16,952.62</b>	<b>58.19</b>	<b>8,029.23</b>	<b>27.56</b>	<b>24,981.85</b>	<b>85.75</b>

**Occupied Area:** 3,496  
**Vacant Area:** 0  
**Occupancy %:** 100.00

Summary	Amount	Annual Rate	Monthly Rate
<b>Rent</b>			
RENT	4,522.36	15.52	1.29
RENT2	12,430.26	42.67	3.56
<b>Operating Expenses</b>			
CAMR	8,029.23	27.56	2.30
	<b>24,981.85</b>		

<b>Grand Total</b>					<b>3,496.00</b>		<b>16,952.62</b>	<b>58.19</b>	<b>8,029.23</b>	<b>27.56</b>	<b>24,981.85</b>	<b>85.75</b>
					<b>Occupied Area:</b>							
					<b>Vacant Area:</b>							
					<b>Occupancy %:</b>							