

THE PEARLSTONE CONFERENCE RETREAT CENTER

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

**FOR THE PERIOD FROM JULY 1, 2022
TO DECEMBER 31, 2022
AND THE YEAR ENDED JUNE 30, 2022**

DRAFT 1-10-2024

**THE PEARLSTONE CONFERENCE RETREAT CENTER
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AND YEAR ENDED JUNE 30, 2022**

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INDEPENDENT AUDITORS' REPORT

Board of Directors
The Pearlstone Conference Retreat Center
Reisterstown, Maryland

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of The Pearlstone Conference Retreat Center (the Center), which comprise the statements of financial position as of December 31, 2022 and June 30, 2022, and the related statements of activities, functional expenses, and cash flows for the period from July 1, 2022 to December 31, 2022, and the year ended June 30, 2022, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The Pearlstone Conference Retreat Center as of December 31, 2022 and June 30, 2022, and the changes in its net assets and its cash flows for the period from July 1, 2022 to December 31, 2022, and the year ended June 30, 2022 in accordance with accounting principles generally accepted in the United States of America.

Change in Accounting Principle

As discussed in Note 1 to the financial statements, on July 1, 2022 the Center adopted new accounting guidance for leases. The guidance requires lessees to recognize a right-of-use asset and corresponding liability for all operating and financing leases with lease terms greater than one year. Our opinion is not modified with respect to this matter.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of The Pearlstone Conference Retreat Center and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about The Pearlstone Conference Retreat Center's ability to continue as a going concern for one year after the date the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of The Pearlstone Conference Retreat Center's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about The Pearlstone Conference Retreat Center's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

CliftonLarsonAllen LLP

Baltimore, Maryland
REPORT DATE

**THE PEARLSTONE CONFERENCE RETREAT CENTER
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2022 AND JUNE 30, 2022**

	December 31, 2022	June 30, 2022
ASSETS		
Cash	\$ 1,517,047	\$ 2,969,293
Restricted Cash	115,423	115,412
Accounts Receivable	348,989	238,747
Pledges and Grants Receivable	3,071,830	3,615,786
Due from The Associated: Jewish Community Federation of Baltimore, Inc.	607,529	-
Employee Loans Receivable	16,501	17,089
Operating Lease Right-of-Use Asset, Net	3,203,268	-
Property and Equipment, Net	11,270,517	10,966,842
Total Assets	\$ 20,151,104	\$ 17,923,169
LIABILITIES AND NET ASSETS		
LIABILITIES		
Accounts Payable and Accrued Expenses	\$ 526,736	\$ 1,164,445
Due to The Associated: Jewish Community Federation of Baltimore, Inc.	-	3,592
Deferred Revenue	590,907	695,448
Operating Lease Liability	3,203,268	-
Mortgage Payable	399,661	423,276
Construction Loan	3,214,548	3,340,455
Total Liabilities	7,935,120	5,627,216
NET ASSETS		
Net Assets Without Donor Restriction	9,554,001	4,304,269
Net Assets With Donor Restriction	2,661,983	7,991,684
Total Net Assets	12,215,984	12,295,953
Total Liabilities and Net Assets	\$ 20,151,104	\$ 17,923,169

See accompanying Notes to Financial Statements.

THE PEARLSTONE CONFERENCE RETREAT CENTER
STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM JULY 1, 2022 TO DECEMBER 31, 2022
(WITH COMPARATIVE TOTALS FOR YEAR ENDED JUNE 30, 2022)

	Six Months Ended December 31, 2022			Year Ended June 30, 2022 Total
	Without Donor Restrictions	With Donor Restrictions	Total	
REVENUE, GAINS, AND OTHER SUPPORT				
Grant Revenue	\$ 11,000	\$ 594,331	\$ 605,331	\$ 7,124,985
Allocation from The Associated: Jewish Community Federation of Baltimore, Inc.	587,862	622,880	1,210,742	962,905
Contributions	55,525	1,600	57,125	93,156
Retreat Center Income	1,333,178	-	1,333,178	2,001,222
Other Income	250,517	-	250,517	357,503
Satisfaction of Donor Restrictions	<u>6,548,512</u>	<u>(6,548,512)</u>	<u>-</u>	<u>-</u>
Total Revenue, Gains, and Other Support	<u>8,786,594</u>	<u>(5,329,701)</u>	<u>3,456,893</u>	<u>10,539,771</u>
EXPENSES				
Program	2,781,511	-	2,781,511	4,405,803
General and Administrative	645,110	-	645,110	981,458
Fundraising	110,241	-	110,241	164,382
Total Expenses	<u>3,536,862</u>	<u>-</u>	<u>3,536,862</u>	<u>5,551,643</u>
CHANGE IN NET ASSETS FROM OPERATIONS	5,249,732	(5,329,701)	(79,969)	4,988,128
NONOPERATING ACTIVITIES				
Employee Retention Credits	-	-	-	61,669
Forgiveness of PPP Loan	<u>-</u>	<u>-</u>	<u>-</u>	<u>594,350</u>
Change in Net Assets from Nonoperating Activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>656,019</u>
CHANGE IN NET ASSETS	5,249,732	(5,329,701)	(79,969)	5,644,147
Net Assets - Beginning of Year	<u>4,304,269</u>	<u>7,991,684</u>	<u>12,295,953</u>	<u>6,651,806</u>
NET ASSETS - END OF YEAR	<u>\$ 9,554,001</u>	<u>\$ 2,661,983</u>	<u>\$ 12,215,984</u>	<u>\$ 12,295,953</u>

See accompanying Notes to Financial Statements.

**THE PEARLSTONE CONFERENCE RETREAT CENTER
STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2022**

	Without Donor Restrictions	June 30, 2022 With Donor Restrictions	Total
REVENUE, GAINS, AND OTHER SUPPORT			
Grant Revenue	\$ 58,000	\$ 7,066,985	\$ 7,124,985
Allocation from The Associated: Jewish Community Federation of Baltimore, Inc.	962,905	-	962,905
Contributions	65,383	27,773	93,156
Retreat Center Income	2,001,222	-	2,001,222
Other Income	357,503	-	357,503
Satisfaction of Donor Restrictions	<u>3,566,694</u>	<u>(3,566,694)</u>	<u>-</u>
Total Revenue, Gains, and Other Support	<u>7,011,707</u>	<u>3,528,064</u>	<u>10,539,771</u>
EXPENSES			
Program	4,405,803	-	4,405,803
General and Administrative	981,458	-	981,458
Fundraising	<u>164,382</u>	<u>-</u>	<u>164,382</u>
Total Expenses	<u>5,551,643</u>	<u>-</u>	<u>5,551,643</u>
CHANGE IN NET ASSETS FROM OPERATIONS	1,460,064	3,528,064	4,988,128
NONOPERATING ACTIVITIES			
Employee Retention Credits	61,669	-	61,669
Forgiveness of PPP Loan	<u>594,350</u>	<u>-</u>	<u>594,350</u>
Change in Net Assets from Nonoperating Activities	<u>656,019</u>	<u>-</u>	<u>656,019</u>
CHANGE IN NET ASSETS	2,116,083	3,528,064	5,644,147
Net Assets - Beginning of Year	<u>2,188,186</u>	<u>4,463,620</u>	<u>6,651,806</u>
NET ASSETS - END OF YEAR	<u>\$ 4,304,269</u>	<u>\$ 7,991,684</u>	<u>\$ 12,295,953</u>

See accompanying Notes to Financial Statements.

THE PEARLSTONE CONFERENCE RETREAT CENTER
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE PERIOD FROM JULY 1, 2022 TO DECEMBER 31, 2022
(WITH COMPARATIVE TOTALS FOR YEAR ENDED JUNE 30, 2022)

	Six Months Ended December 31, 2022			Year Ended June 30, 2022 Total
	Program	General and Administrative	Fundraising	
Salaries, Taxes, and Benefits	\$ 1,460,614	\$ 261,835	\$ 62,033	\$ 1,784,482
Occupancy Costs	377,677	65,803	15,590	459,070
Depreciation and Amortization	227,444	40,772	9,660	277,876
Other Programming Expenses	142,200	23	14,598	126,821
Professional Fees	29,124	137,506	616	167,246
Food and Beverage	142,518	-	-	112,518
Consulting Fees	159,368	85,829	-	245,227
Information Technology	66,087	13,951	2,679	79,717
Insurance	27,977	5,015	1,188	34,180
Other Expenses	47,195	4,501	1,066	52,762
Contract Services	37,946	-	-	37,946
Advertising and Promotion	36,499	9,543	1,550	47,592
Office Expenses	30,908	2,307	416	33,631
Honorariums	31,063	-	-	31,063
Interest	-	13,737	-	13,737
Travel	19,838	3,556	845	24,239
Conferences, Conventions, and Meetings	8,023	732	-	8,755
Total Expenses	\$ 2,781,511	\$ 645,110	\$ 110,241	\$ 3,536,862

See accompanying Notes to Financial Statements.

**THE PEARLSTONE CONFERENCE RETREAT CENTER
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED JUNE 30, 2022**

	Year Ended June 30, 2022			
	Program	General and Administrative	Fundraising	Total
Salaries, Taxes, and Benefits	\$ 2,501,812	\$ 414,895	\$ 108,221	\$ 3,024,928
Occupancy Costs	654,502	113,792	29,682	797,976
Depreciation and Amortization	348,584	62,681	16,350	427,615
Other Programming Expenses	209,025	626	163	209,814
Professional Fees	11,097	224,363	-	235,460
Food and Beverage	200,694	-	-	200,694
Consulting Fees	96,841	82,607	-	179,448
Information Technology	81,781	14,891	3,836	100,508
Insurance	54,682	9,833	2,565	67,080
Other Expenses	56,627	3,404	888	60,919
Contract Services	54,832	-	-	54,832
Advertising and Promotion	26,459	10,343	1,241	38,043
Office Expenses	43,027	3,110	811	46,948
Honorariums	36,517	-	-	36,517
Interest	-	22,558	-	22,558
Travel	18,003	2,397	625	21,025
Conferences, Conventions, and Meetings	11,320	15,958	-	27,278
Total Expenses	\$ 4,405,803	\$ 981,458	\$ 164,382	\$ 5,551,643

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See accompanying Notes to Financial Statements.

**THE PEARLSTONE CONFERENCE RETREAT CENTER
STATEMENTS OF CASH FLOWS
FOR THE PERIOD FROM JULY 1, 2022 TO DECEMBER 31, 2022
AND YEAR ENDED JUNE 30, 2022**

	<u>Six Months Ended December 31, 2022</u>	<u>Year Ended June 30, 2022</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	\$ (79,969)	\$ 5,644,147
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities:		
Depreciation	277,876	427,615
Contributions Restricted for Long-Term Investment	(518,357)	(5,534,443)
Gain on Debt Forgiveness	-	(594,350)
(Increase) Decrease in Assets:		
Accounts Receivable	(110,242)	137,660
Pledges and Grants Receivable	2,716,892	(699,808)
Prepaid Expenses	-	1,216
Due from The Associated: Jewish Community Federation of Baltimore, Inc.	(607,529)	63,526
Increase (Decrease) in Liabilities:		
Accounts Payable and Accrued Expenses	(637,709)	706,408
Due to The Associated: Jewish Community Federation of Baltimore, Inc.	(3,592)	3,592
Deferred Revenue	(104,541)	60,196
Net Cash Provided by Operating Activities	<u>932,829</u>	<u>215,759</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of Property and Equipment	(581,551)	(6,096,987)
Collection on Employee Loan Receivable, Net	588	(7,559)
Net Cash Used by Investing Activities	<u>(580,963)</u>	<u>(6,104,546)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of Notes Payable	(23,615)	(45,462)
Repayment of Construction Loan	(125,907)	(1,351,049)
Proceeds from Construction Loan	-	4,691,504
Proceeds from Contributions Restricted for Long-Term Investment	(1,654,579)	3,357,914
Net Cash (Used) Provided by Financing Activities	<u>(1,804,101)</u>	<u>6,652,907</u>
NET (DECREASE) INCREASE IN CASH AND RESTRICTED CASH	(1,452,235)	764,120
Cash and Restricted Cash - Beginning of Year	<u>3,084,705</u>	<u>2,320,585</u>
CASH AND RESTRICTED CASH - END OF YEAR*	<u>\$ 1,632,470</u>	<u>\$ 3,084,705</u>

* Cash and Restricted Cash include the Center's Cash and Restricted Cash on the Statements of Financial Position.

See accompanying Notes to Financial Statements.

**THE PEARLSTONE CONFERENCE RETREAT CENTER
STATEMENTS OF CASH FLOWS
FOR THE PERIOD FROM JULY 1, 2022 TO DECEMBER 31, 2022
AND YEAR ENDED JUNE 30, 2022**

SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

Cash Paid for Interest	<u>\$ 64,366</u>	<u>\$ 80,014</u>
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**SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTING
AND FINANCING ACTIVITIES**

Property and Equipment Purchases Included in Accounts Payable	<u>\$ 78,281</u>	<u>\$ 678,752</u>
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Right-Of-Use Assets Obtained in Exchange for Operating Lease Liability	<u>\$ 3,264,523</u>	<u>\$ -</u>
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**THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022**

NOTE 1 NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities

The Pearlstone Conference Retreat Center (the Center or Pearlstone) is a retreat center predominantly serving the Jewish community that provides a unique residential environment in which people are actively engaged in education, spiritual growth and community building. The Center promotes affordable community-wide usage, innovative programming through its on-site farm and high-quality service throughout its entire operation. Pearlstone also has a significant focus on Jewish environmental education, and sustainability efforts.

The Pearlstone board agreed to merge with Hazon on July 2021. Hazon works to catalyze the Jewish community, and other faith communities, outwards, to work for a healthier, more sustainable and more equitable world for all. Hazon effects change by encouraging people to learn; to act; and to speak up; and by working with individuals, institutions and in the wider community. The combined organization, which is known as Adamah, is positioned to lead a transformative movement deeply weaving sustainability into the fabric of American Jewish life. Beginning with the announcement of the planned merger, the two organizations began sharing certain activities and key management personnel including the CEO.

Affiliation

The Center is a constituent agency of The Associated: Jewish Community Federation of Baltimore, Inc. (The Associated) and receives an annual allocation from The Associated. The Associated owns some of the Center's land and buildings.

Basis of Accounting

The accompanying financial statements are presented in accordance with the accrual basis of accounting, whereby revenue is recognized when earned and expenses are recognized when incurred. Revenue received which relates to future periods is recorded as deferred revenue. Expenses paid which relate to future periods are recorded as prepaid expenses.

Cash and Cash Equivalents

The Center considers all cash and highly liquid financial instruments with original maturities of three months or less to be cash and cash equivalents.

Restricted Cash

Amounts reported as restricted cash (without donor restrictions) represent amounts deposited with Truist Bank that are held as letters of credit, with Baltimore County named as the beneficiary. These letters of credit will remain in place until the Center successfully completes a set of projects that involve Baltimore County land. At that time, these letters will expire, and they will not be renewed.

**THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022**

**NOTE 1 NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Accounts Receivable

Accounts receivable consist primarily of noninterest-bearing amounts due for retreat, other program services, and expense reimbursements from Hazon for shared costs. Management determines the allowance for doubtful accounts by identifying troubled accounts. Receivables are written off when deemed uncollectible. Recoveries of receivables previously written off are recorded when received. Management has determined all receivables to be fully collectible; therefore, an allowance has not been recorded as of December 31, 2022 and June 30, 2022.

Pledges and Grant Receivable

The Center records unconditional promises to give that are expected to be collected within one year at net realizable value. Unconditional promises to give expected to be collected in future years are initially recorded at fair value using present value techniques incorporating risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the asset. In subsequent years, amortization of the discounts is included in contribution revenue in the statements of activities. The allowance for uncollectible promises to give is based on historical experience, an assessment of economic conditions, and a review of subsequent collections. Management has determined all receivables to be fully collectible; therefore, an allowance has not been recorded as of December 31, 2022 and June 30, 2022. Receivables are written off when deemed uncollectible. Recoveries of receivables previously written off are recorded when received.

Property and Equipment

The Center records property and equipment additions over \$5,000 at cost, or if donated, at fair value on the date of donation. Depreciation and amortization are computed using the straight-line method over the estimated useful lives of the assets ranging from 2 to 30 years, or in the case of capitalized leased assets or leasehold improvements, the lesser of the useful life of the asset or the lease term. When assets are sold or otherwise disposed of, the cost and related depreciation or amortization are removed from the accounts, and any resulting gain or loss is included in the statements of activities. Costs of maintenance and repairs that do not improve or extend the useful lives of the respective assets are expensed currently.

The carrying values of property and equipment are reviewed for impairment whenever events or circumstances indicate that the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. When considered impaired, an impairment loss is recognized to the extent carrying value exceeds the fair value of the asset. There were no indicators of asset impairment during the period and year ended December 31, 2022 and June 30, 2022, respectively.

**THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022**

**NOTE 1 NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Net Assets

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor- or grantor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restriction – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions.

Net Assets With Donor Restrictions – Net assets subject to donor- (or certain grantor-) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Gifts of long-lived assets and gifts of cash restricted for the acquisition of long-lived assets are recognized as restricted revenue when received and released from restrictions when the assets are placed in service. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions.

Revenue and Revenue Recognition

Revenue is recognized when earned. Program service fees and payments under cost-reimbursable contracts received in advance are deferred to the applicable period in which the related services are performed or expenditures are incurred, respectively. Contributions are recognized when cash, securities or other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give are not recognized until the conditions on which they depend have been substantially met. At June 30, 2022, the Center had received \$65,000 in conditional promises to give for the Tiyul Outdoor Adventures program, of which \$25,000 remained as a conditional promise to give at December 31, 2022.

ASC 958-605, *Contribution Guidance*, has been applied to the employee retention credit income as these are seen as government grants in which the conditions have been met for calendar year quarter three and quarter four of 2020 in the amount of \$61,669, presented as nonoperating income in the June 30, 2022 statement of activities.

**THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022**

**NOTE 1 NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Services and In-Kind Contributions

Volunteers contribute significant amounts of time to our program services, administration, and fundraising and development activities; however, the financial statements do not reflect the value of these contributed services because they do not meet recognition criteria prescribed by accounting principles generally accepted in the United States of America. Contributed goods are recorded at fair value at the date of donation. Donated professional services are recorded at the respective fair values of the services received. No significant contributions of such goods or services were received during the period and year ended December 31, 2022 and June 30, 2022, respectively.

Functional Allocation of Expenses

The costs of program and supporting services activities have been summarized on a functional basis in the statements of activities. Supporting services expenses include those expenses that are not directly identifiable with any specific function, but which provide for the overall support and direction of the Center. The statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited. All other costs are charged directly to the appropriate functional category. Expenses that are attributed to more than one program or supporting function are allocated consistently based on the following:

- Salaries, taxes, and benefits are allocated based on management's estimates of time and effort.
- Travel, depreciation, insurance, and occupancy cost expense lines have been allocated completely based on the calculated ratio determined by management for salaries, taxes, and benefits.
- Advertising and promotion, office expenses, and information technology have various expenses within them that are allocated based on the calculated ratio determined by management for salaries, taxes, and benefits, while other components of these lines can be directly allocated to their functionality.

Income Tax Status

The Center is generally exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code and is not considered to be a private foundation. Income that is not related to exempt purposes, less applicable deductions, is subject to federal and state corporate income taxes. The Center had no net unrelated business income for the period and year ended December 31, 2022 and June 30, 2022, respectively.

THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022

NOTE 1 NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires us to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates, and those differences could be material.

Credit Risk

The Center has funds on deposit with financial institutions in excess of federally-insured amounts. The Center has not experienced any losses on cash accounts and management believes the Center is not exposed to significant credit risk on cash.

Recent Accounting Pronouncements Adopted

In February 2016, the FASB issued ASU 2016-02, *Leases (Topic 842)*. The guidance in this ASU supersedes the leasing guidance in Topic 840, *Leases*. This new standard increases transparency and comparability among organizations by requiring the recognition of right of use (ROU) assets and lease liabilities on the balance sheet. Most prominent among the changes in the standard is the recognition of ROU assets and lease liabilities by lessees for those leases classified as operating leases. Under the standard, disclosures are required to meet the objective of enabling users of financial statements to assess the amount, timing, and uncertainty of cash flows arising from leases.

The Center adopted the requirements of the guidance effective July 1, 2022, and has elected to apply the provisions of this standard to the beginning of the period of adoption, with certain practical expedients available.

The Center has elected to adopt the package of practical expedients available in the year of adoption. The Center has elected to not adopt the available practical expedient to use hindsight in determining the lease term and in assessing impairment of the Center's ROU assets.

The Center elected the available practical expedients to account for existing operating leases as operating leases, under the new guidance, without reassessing (a) whether the contracts contain leases under the new standard, (b) whether classification of operating leases would be different in accordance with the new guidance, or (c) whether the unamortized initial direct costs before transition adjustments would have met the definition of initial direct costs in the new guidance at lease commencement.

As a result of the adoption of the new lease accounting guidance, the Center recognized on July 1, 2022 an operating lease liability of \$3,264,523 which represented the present value of the remaining operating lease payments of \$4,620,200, discounted using a risk-free rate of 3.35%, and a ROU asset of \$3,264,523.

THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022

**NOTE 1 NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Recent Accounting Pronouncements Adopted (Continued)

The standard had a material impact on the statement of financial position but did not have a material impact on the statement of activities, or the statement of cash flows. The most significant impact was the recognition of ROU assets and lease liabilities for operating leases.

Leases

The Center determines if an arrangement is a lease at inception. Operating leases are included in the Operating Lease ROU Asset and current and long-term operating lease liabilities on the statement of financial position.

ROU assets represent the Center's right to use an underlying asset for the lease term and lease liabilities represent the Center's obligation to make lease payments arising from the lease. ROU assets and liabilities are recognized at commencement date based on the present value of lease payments over the lease term. Lease terms may include options to extend or terminate the lease when it is reasonably certain that the Center will exercise that option. Lease expense for operating lease payments is recognized on a straight-line basis over the lease term. The Center has elected to recognize payments for short-term leases with a lease term of 12 months or less as expense as incurred and these leases are not included as lease liabilities or ROU assets on the statement of financial position.

The individual lease contracts do not provide information about the discount rate implicit in the lease. Therefore, the Center has elected to use a risk-free discount rate determined using a period comparable with that of the lease term for computing the present value of all lease liabilities.

The Center has elected to not separate nonlease components from lease components and instead accounts for each separate lease component and the nonlease component as a single lease component. The Center's lease agreements do not contain any material residual value guarantees, material restrictive covenants, or variable lease payments.

In evaluating contracts to determine if they qualified as a lease, the Center considers factors such as if the Center has obtained substantially all of the rights to the underlying asset through exclusivity, if the Center can direct the use of the asset by making decisions about how and for what purpose the asset will be used and if the lessor has substantive substitution rights. This evaluation may require significant judgement.

**THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022**

**NOTE 1 NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

Reclassification

Certain amounts for the June 30, 2022 statements have been reclassified to conform to the current year presentation. The reclassification has no effect on previously reported net assets or change in net assets.

Subsequent Events

Subsequent events have been evaluated through REPORT DATE, which is the date the financial statements were available to be issued.

The Center merged with Hazon, effective March 1, 2023. The merger is an amplification of the field of Jewish Outdoor Food, Farming & Environmental Education, bringing strategy, discipline, and experience, and creating an organization poised to respond at the pace and scale this moment demands and deserves. The Center, as the surviving entity, was restructured to allow for equal control by the merged entities and has undergone a change of year-end to December 31, effective with December 31, 2022. The merged entity is legally known as Adamah, Inc.

NOTE 2 LIQUIDITY AND AVAILABILITY

The Center is primarily supported by grants, contributions, retreat center income, and its annual allocation from The Associated. Historical operating revenues in excess of operating expenses are instrumental to maintain short-term liquidity.

Short-term cash liquidity is measured and sustained by the excess of operating revenue after incurring operating expenses. Cash received for a specific use is reserved and held in separately restricted accounts, only to be used upon the release of the restrictions and transfer of the assets.

Financial assets available to meet cash needs for general expenditures within one year as of December 31, 2022 and June 30, 2022 are as follows:

	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Cash	\$ 1,517,047	\$ 2,969,293
Accounts Receivable	348,989	238,747
Pledges and Grants Receivable	3,071,830	3,615,786
Due from The Associated: Jewish Community Federation of Baltimore, Inc.	607,529	-
Total Financial Assets	<u>5,545,395</u>	<u>6,823,826</u>
Less: Net Assets with Donor Restrictions	<u>(2,661,983)</u>	<u>(5,367,224)</u>
Financial Assets Available to Meet Cash Needs for General Expenditures Within One Year	<u>\$ 2,883,412</u>	<u>\$ 1,456,602</u>

THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022

NOTE 3 PROPERTY AND EQUIPMENT

Property and equipment as of December 31, 2022 and June 30, 2022 are as follows:

	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Building and Building Improvements	\$ 10,444,609	\$ 4,364,003
Land	460,292	460,292
Furniture and Equipment	1,612,589	1,528,855
Construction in Progress	372,466	5,964,915
	<u>12,889,956</u>	<u>12,318,065</u>
Less Accumulated Depreciation	(1,619,439)	(1,351,223)
Total Property and Equipment	<u>\$ 11,270,517</u>	<u>\$ 10,966,842</u>

Depreciation expense for the period and year ended December 31, 2022 and June 30, 2022, was \$277,876 and \$427,615, respectively.

NOTE 4 PLEDGES AND GRANTS RECEIVABLE

Pledges and grants receivable as of December 31, 2022 and June 30, 2022 are comprised of the following:

	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Due in Less than One Year	\$ 2,911,830	\$ 3,465,786
Due in One to Five Years	160,000	150,000
Total	<u>\$ 3,071,830</u>	<u>\$ 3,615,786</u>

Management has determined all receivables to be fully collectible.

NOTE 5 PPP LOAN

On March 26, 2021 the Center received a second PPP Loan from Truist Bank in the amount of \$594,350. The loan amount was reported on the June 30, 2021 statement of financial position and was forgiven in full on June 2, 2022. The forgiveness was recorded as nonoperating income on the statement of activities for the year ended June 30, 2022.

The SBA may review funding eligibility and usage of funds for compliance with program requirements based on dollar thresholds and other factors. The amount of liability, if any, from potential noncompliance cannot be determined with certainty; however, management is of the opinion that any review will not have a material adverse impact on the Center's financial position.

**THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022**

NOTE 6 CONSTRUCTION LOAN

On October 18, 2021, the Center borrowed \$4,691,504 through a bridge loan from Truist Bank, which is guaranteed by The Associated. The loan bears interest equal to the sum of the adjusted secured overnight financing rate (SOFR Rate). Interest on the outstanding principal balance is due monthly, in arrears, on the first day of each month, commencing November 1, 2021. The entire outstanding principal balance and all accrued unpaid interest under the loan is due on the maturity date of October 18, 2024 and callable sooner if an event of default occurs. The outstanding balance as of December 31, 2022 and June 30, 2022 was \$3,214,548 and \$3,340,455, respectively. The loan has various covenants the Center must comply with including a requirement to provide audited financial statements within 180 days after year end. This covenant was not met and due to this, the bank could exercise its rights under an event of default and require repayment from the Center sooner than the maturity date of October 18, 2024. As of the financial statement date, the bank has not done so, and the remaining balance as of October 17, 2023 was \$327,368.

NOTE 7 MORTGAGE PAYABLE

The Center obtained a \$536,000 mortgage from a commercial bank on May 3, 2019, to finance the purchase of an adjacent property and house. The mortgage has a maturity date of November 3, 2029 and accrues interest at a rate of 5.2%. Interest-only payments were made until December 2019, at which time payments included principal and interest. Accrued interest as of December 31, 2022 and June 30, 2022 is \$1,790 and \$1,834, respectively, and is included in accounts payable and accrued expenses on the statements of financial position.

The future principal payments are expected to be made as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2023	\$ 24,448
2024	50,840
2025	53,547
2026	56,399
2027	59,403
Thereafter	155,024
Total	\$ 399,661

THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022

NOTE 8 NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions are available for the following purposes at December 31, 2022 and June 30, 2022:

	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Capital Projects	\$ 1,243,966	\$ 7,004,936
Programming	419,883	501,248
Youth and Families Pathway	392,750	485,500
The Associated Support - Time	605,384	-
Total Net Assets With Donor Restrictions	<u>\$ 2,661,983</u>	<u>\$ 7,991,684</u>

NOTE 9 RELEASES FROM DONOR RESTRICTIONS

Amounts were released from donor restrictions for the following purposes for the period and year ended December 31, 2022 and June 30, 2022, respectively:

	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Programming	\$ 197,989	\$ 684,665
Capital Projects	6,257,773	2,528,029
Youth and Families Pathway	92,750	-
Project Accelerate	-	354,000
Total Released from Donor Restrictions	<u>\$ 6,548,512</u>	<u>\$ 3,566,694</u>

NOTE 10 RETIREMENT PLAN

The Center contributes to a 401(k) thrift plan (the Plan). Employees normally scheduled to work 18.75 hours or more per week are automatically enrolled in the Plan at a 2% pre-tax deferral rate each month following completion of the eligibility requirement of three months of service. Each year, eligible participants may contribute between 1% and 100% of their annual compensation as defined in the Plan subject to annual limitations in the IRC. Participants may designate some or all their own contributions as Roth 401(k) contributions. Such contributions and any activity related to these amounts will be accounted for separate from the participant's pre-tax contributions. In addition, employees may rollover distributions received from other plans. Participants direct the investment of contributions into various investment options offered by the Plan on a daily basis. The Plan currently offers mutual funds and a common collective trust as investment options for participants.

The Plan allows for Safe Harbor matching contributions up to a maximum of 4% of compensation for eligible employees. Participants vest immediately in both their and employer contributions plus actual earnings thereon. Under the Plan, the Center may also make a discretionary contribution. Employment Benefit Contribution 401(k) Thrift Plan expense was \$49,063 and \$58,725 for the period and year ended December 31, 2022 and June 30, 2022, respectively.

**THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022**

NOTE 11 RELATED PARTY TRANSACTIONS

The Associated

The Center has executed a memorandum of understanding (MOU) with The Associated outlining the services provided by The Associated to the Center. The MOU, effective July 1, 2016 was superseded by a new MOU on July 7, 2022. The MOU outlines the type of services provided to the Center including real estate, finance/payroll, human resources, information technology, marketing, property management and repairs, investment management and security, as well as the agreed upon value to these services. The MOU creates no contractual obligations and automatically renews annually, unless terminated under terms of the agreement. The memorandum is amended each year to reflect updated costs of the services provided by The Associated to the Center. See Note 14 for disclosure on the operating lease from The Associated to the Center.

The services provided by The Associated during the reporting periods resulted in a total value of \$355,068 for the six-month period ended December 31, 2022, and \$1,169,822 for the year ended June 30, 2022. These amounts are reflected in the expenses reported on the statements of activities. The allocation from The Associated occurs annually, aligning with their fiscal year ending on June 30. The Center records this annual allocation as contribution revenue upon receipt of the promise to give, with a restriction on the allocation received for the six months beyond the current reporting period. For the six-month period ended December 31, 2022, the total annual allocation from The Associated amounts to \$1,210,742. In the year ended June 30, 2022, the total annual allocation was \$962,905. These allocated amounts are specifically presented as 'Allocation from The Associated' on the statements of activities.

The Center has a receivable from The Associated as of December 31, 2022 of \$607,548 and a payable to The Associated of \$3,592 as of June 30, 2022. The pledges receivable from The Associated are included are expected to be collected within one year. The Center also reimburses The Associated for certain costs including benefits, insurance, and other costs.

As Pearlstone prepared to merge with Hazon, members of the leadership team stepped into roles that supported Hazon as well as Pearlstone. The value of those services, as well as expenses paid by Pearlstone on behalf of Hazon (and reimbursed by Hazon), was \$240,795 in the year ended December 31, 2022. Hazon also supported Pearlstone's merger work with contributions of \$0 and \$101,878 in the period and year ended December 31, 2022 and June 30, 2022, respectively. This activity is included in other income in the statements of activities.

NOTE 12 COMMITMENTS

The Center has employment agreements with members of senior management that include severance benefits only if employment is terminated by the Center without cause. As of December 31, 2022, no amounts have been accrued for these severance benefits.

THE PEARLSTONE CONFERENCE RETREAT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND JUNE 30, 2022

NOTE 13 CAPITAL CAMPAIGN

The Associated holds pledge receivables, designated to the Center's capital campaign in the amount of \$523,400 and \$1,169,822 as of December 31, 2022 and June 30, 2022, respectively, conditional upon payment from the donor.

NOTE 14 OPERATING LEASE

The Center leases certain office space from a related party for various terms under long-term, non-cancelable lease agreements. The lease expires in 2032 and provides for a renewal option of an additional 10 years.

The following tables provide quantitative information concerning the Center's lease for the year ended December 31, 2022:

	2022
Lease Costs:	
Operating Lease Costs	\$ 115,505
Variable Lease Costs	-
Total Lease Costs	\$ 115,505
Other Information:	
Cash Paid for Amounts Included in the Measurement of Lease Liability:	
Operating Cash Flows Paid for Operating Lease	\$ 85,972
Right-of-Use Asset Obtained in Exchange for New Operating Lease Liability:	\$ 3,264,553
Weighted-Average Remaining Lease Term - Operating Lease	19.4 years
Weighted-Average Discount Rate - Operating Lease	3.35%

The following table summarizes the maturity of the lease liability under operating leases as of December 31, 2022:

Year Ending June 30,	Amount
2023	\$ 174,523
2024	179,759
2025	185,152
2026	190,706
2027	196,427
Thereafter	3,578,158
Total Lease Payments	4,504,725
Less: Imputed Interest	(1,301,457)
Present Value of Operating Lease Liabilities	\$ 3,203,268

Operating lease ROU asset was \$3,264,523 and accumulated amortization was \$61,285 at December 31, 2022.

**INDEPENDENT AUDITORS' REPORT
ON SUPPLEMENTARY INFORMATION**

Board of Directors
The Pearlstone Conference Retreat Center
Reisterstown, Maryland

We have audited the financial statements of The Pearlstone Conference Retreat Center as of and for the period ended December 31, 2022 and year ended June 30, 2022, and our report thereon dated REPORT DATE, which expressed an unmodified opinion on those financial statements, appears on pages 1 and 2. Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information on pages 25 to 27 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

CliftonLarsonAllen LLP

Baltimore, Maryland
REPORT DATE

THE PEARLSTONE CONFERENCE RETREAT CENTER
STATEMENT OF ACTIVITIES – BY INTERNAL FUND
FOR THE PERIOD FROM JULY 1, 2022 TO DECEMBER 31, 2022
(WITH COMPARATIVE TOTALS FOR YEAR ENDED JUNE 30, 2022)
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

	Six Months Ended December 31, 2022			Year Ended June 30, 2022
	Operating	Capital	Total	Total
REVENUE, GAINS, AND OTHER SUPPORT				
Grant Revenue	\$ 86,974	\$ 518,357	\$ 605,331	\$ 7,124,985
Allocation from The Associated: Jewish Community Federation of Baltimore, Inc.	1,210,742	-	1,210,742	962,905
Contributions	57,125	-	57,125	93,156
Retreat Center Income	1,333,178	-	1,333,178	2,001,222
Other Income	254,651	(4,134)	250,517	357,503
Total Revenue, Gains, and Other Support	2,942,670	514,223	3,456,893	10,539,771
EXPENSES				
Conference and Retreat Expenses:				
Retreat Center Expenses	1,027,975	-	1,027,975	1,472,721
Other Programs	1,526,092	-	1,526,092	2,584,498
General and Administrative	583,453	20,885	604,338	918,777
Fundraising	100,581	-	100,581	148,032
Depreciation	-	277,876	277,876	427,615
Total Expenses	3,238,101	298,761	3,536,862	5,551,643
NONOPERATING ACTIVITIES				
Employee Retention Credits	-	-	-	61,669
Forgiveness of PPP Loan	-	-	-	594,350
Change in Net Assets from Nonoperating Activities	-	-	-	656,019
CHANGE IN NET ASSETS	(295,431)	215,462	(79,969)	5,644,147
Net Assets - Beginning of Year	1,903,207	10,392,746	12,295,953	6,651,806
NET ASSETS - END OF YEAR	<u>\$ 1,607,776</u>	<u>\$ 10,608,208</u>	<u>\$ 12,215,984</u>	<u>\$ 12,295,953</u>

THE PEARLSTONE CONFERENCE RETREAT CENTER
STATEMENT OF ACTIVITIES– WITHOUT DONOR RESTRICTIONS
BY INTERNAL FUND
FOR THE PERIOD FROM JULY 1, 2022 TO DECEMBER 31, 2022
(WITH COMPARATIVE TOTALS FOR YEAR ENDED JUNE 30, 2022)
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)

	Six Months Ended December 31, 2022			Year Ended June 30, 2022
	Operating	Capital	Total	Total
REVENUE, GAINS, AND OTHER SUPPORT				
Grant Revenue	\$ 11,000	\$ -	\$ 11,000	\$ 58,000
Allocation from The Associated: Jewish Community Federation of Baltimore, Inc.	587,862	-	587,862	962,905
Contributions	55,525	-	55,525	65,383
Retreat Center Income	1,333,178	-	1,333,178	2,001,222
Other Income	254,651	(4,134)	250,517	357,503
Satisfaction of Donor Restrictions	370,372	6,178,140	6,548,512	3,566,694
Total Revenue, Gains, and Other Support	2,612,588	6,174,006	8,786,594	7,011,707
EXPENSES				
Conference and Retreat Expenses:				
Retreat Center Expenses	1,027,975	-	1,027,975	1,472,721
Other Programs	1,526,092	-	1,526,092	2,584,498
General and Administrative	583,453	20,885	604,338	918,777
Fundraising	100,581	-	100,581	148,032
Depreciation	-	277,876	277,876	427,615
Total Expenses	3,238,101	298,761	3,536,862	5,551,643
NONOPERATING ACTIVITIES				
Employee Retention Credits	-	-	-	61,669
Forgiveness of PPP Loan	-	-	-	594,350
Change in Net Assets from Nonoperating Activities	-	-	-	656,019
CHANGE IN NET ASSETS	(625,513)	5,875,245	5,249,732	2,116,083
Net Assets - Beginning of Year	815,272	3,488,997	4,304,269	2,188,186
NET ASSETS - END OF YEAR	<u>\$ 189,759</u>	<u>\$ 9,364,242</u>	<u>\$ 9,554,001</u>	<u>\$ 4,304,269</u>

**THE PEARLSTONE CONFERENCE RETREAT CENTER
STATEMENT OF ACTIVITIES – WITH DONOR RESTRICTIONS
BY INTERNAL FUND
FOR THE PERIOD FROM JULY 1, 2022 TO DECEMBER 31, 2022
(WITH COMPARATIVE TOTALS FOR YEAR ENDED JUNE 30, 2022)
(SEE INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION)**

	Six Months Ended December 31, 2022			Year Ended June 30, 2022
	Operating	Capital	Total	Total
REVENUE, GAINS, AND OTHER SUPPORT				
Grant Revenue	\$ 75,974	\$ 518,357	\$ 594,331	\$ 7,066,985
Allocation from The Associated: Jewish Community Federation of Baltimore, Inc.	622,880	-	622,880	-
Contributions	1,600	-	1,600	27,773
Retreat Center Income	-	-	-	-
Other Income	-	-	-	-
Satisfaction of Donor Restrictions	(370,372)	(6,178,140)	(6,548,512)	(3,566,694)
Total Revenue, Gains, and Other Support	330,082	(5,659,783)	(5,329,701)	3,528,064
EXPENSES				
Conference and Retreat Expenses:				
Retreat Center Expenses	-	-	-	-
Other Programs	-	-	-	-
General and Administrative	-	-	-	-
Fundraising	-	-	-	-
Depreciation	-	-	-	-
Total Expenses	-	-	-	-
CHANGE IN NET ASSETS	330,082	(5,659,783)	(5,329,701)	3,528,064
Net Assets - Beginning of Year	1,087,935	6,903,749	7,991,684	4,463,620
NET ASSETS - END OF YEAR	<u>\$ 1,418,017</u>	<u>\$ 1,243,966</u>	<u>\$ 2,661,983</u>	<u>\$ 7,991,684</u>