

Charles Henry Properties, LLC
Balance Sheet
October 31, 2021

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	14,286.98
Cash/Securities(TD Ameritrade)		22,828.89
Escrow(Chase)		33,345.55
Deposits(ConEd)		565.00
Accounts Receivable		129,802.26
Loan Receivable(CS)		78,680.00
Loan Receivable(CS(MS)-Vera)		165,000.00
Loan Receivable(CS(MS)-Fa/Vr)		46,000.00
Loan Receivable(CHP-Vera)		421,201.50
Total Current Assets		911,710.18
Property and Equipment		
Building	\$	3,711,349.77
Total Property and Equipment		3,711,349.77
Other Assets		
Total Other Assets		0.00
Total Assets	\$	<u>4,623,059.95</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	46,626.75
Security Depoist		6,999.77
Management Fee Advances		3,666.00
Total Current Liabilities		57,292.52
Long-Term Liabilities		
Loan(Chase)		1,208,935.15
Loan(CS-interest)		165,065.83
Loan(CS)		3,265,227.69
Interest Payable(CS)		105,726.50
SBA Loan		44,900.00
Total Long-Term Liabilities		4,789,855.17
Total Liabilities		4,847,147.69
Capital		
Retained Earnings		<218,644.64>
Net Income		<5,443.10>
Total Capital		<224,087.74>
Total Liabilities & Capital	\$	<u>4,623,059.95</u>

Charles Henry Properties, LLC
Income Statement
For the Ten Months Ending October 31, 2021

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 8,599.55	91.16	\$ 103,946.16	87.06
Management Fees	834.00	8.84	8,340.00	6.99
Commission Income	0.00	0.00	0.00	0.00
Interest/Dividends Income	0.00	0.00	7,111.91	5.96
Gain/Loss(TD)	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Finance Charge Income	0.00	0.00	0.00	0.00
Shipping Charges Reimbursed	0.00	0.00	0.00	0.00
Fee Refunds	0.00	0.00	0.00	0.00
Fee Discounts	0.00	0.00	0.00	0.00
Total Revenues	9,433.55	100.00	119,398.07	100.00
Cost of Sales				
Cost of Sales	0.00	0.00	0.00	0.00
Cost of Sales-Salaries and Wag	0.00	0.00	0.00	0.00
Total Cost of Sales	0.00	0.00	0.00	0.00
Gross Profit	9,433.55	100.00	119,398.07	100.00
Expenses				
Administrative Expense	0.00	0.00	0.00	0.00
Promotion	113.90	1.21	2,235.00	1.87
Amortization Expense	0.00	0.00	0.00	0.00
Travel	529.19	5.61	2,417.92	2.03
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	15.00	0.16	180.00	0.15
Management Expense	0.00	0.00	0.00	0.00
Charitable Contributions Exp	0.00	0.00	0.00	0.00
Commissions and Fees Exp	0.00	0.00	0.00	0.00
Depreciation Expense	0.00	0.00	0.00	0.00
Dues and Subscriptions Exp	0.00	0.00	13.00	0.01
Employee Benefit Programs Exp	0.00	0.00	0.00	0.00
Freight Expense	0.00	0.00	0.00	0.00
Gifts Expense	0.00	0.00	0.00	0.00
Income Tax Expense	0.00	0.00	0.00	0.00
Insurance Expense	545.71	5.78	7,431.26	6.22
Interest Expense	988.25	10.48	27,486.13	23.02
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	2,200.00	23.32	5,339.00	4.47
Licenses Expense	0.00	0.00	0.00	0.00
Loss on NSF Checks	0.00	0.00	0.00	0.00
Repair & Maintenance Expense	424.61	4.50	18,706.97	15.67
Meals and Entertainment Exp	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Payroll Tax Expense	0.00	0.00	0.00	0.00
Penalties and Fines Exp	0.00	0.00	0.00	0.00
NYS Corporation Tax	0.00	0.00	0.00	0.00
NYC Corporation Tax	0.00	0.00	0.00	0.00
Real Estate Tax	0.00	0.00	40,014.22	33.51
NYS Mortgage Tax	0.00	0.00	0.00	0.00
Postage Expense	0.00	0.00	0.00	0.00
Rent Expense	0.00	0.00	14,000.00	11.73
Garbage Service	0.00	0.00	0.00	0.00
Repairs&Maintenance Expense	0.00	0.00	0.00	0.00
Extermination Services	0.00	0.00	816.54	0.68

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Ten Months Ending October 31, 2021

	Current Month		Year to Date	
Supplies Expense	0.00	0.00	0.00	0.00
Telephone Expense	0.00	0.00	0.00	0.00
Travel Expense	0.00	0.00	0.00	0.00
Salaries Expense	0.00	0.00	0.00	0.00
Storage Expense	0.00	0.00	0.00	0.00
Utilities Expense	469.38	4.98	5,803.90	4.86
Water	148.67	1.58	397.23	0.33
Other Expense	0.00	0.00	0.00	0.00
Purchase Disc-Expense Items	0.00	0.00	0.00	0.00
Gain/Loss on Sale of Assets	0.00	0.00	0.00	0.00
Total Expenses	5,434.71	57.61	124,841.17	104.56
Net Income	\$ 3,998.84	42.39	\$ <5,443.10>	<4.56>

Charles Henry Properties,LLC
General Ledger Trial Balance

As of Oct 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
10200	Cash in Bank(Checking)	14,286.98	
10400	Cash/Securities(TD Ameritr	22,828.89	
10500	Escrow(Chase)	33,345.55	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	129,802.26	
13000	Loan Receivable(CS)	78,680.00	
14000	Loan Receivable(CS(MS)-V	165,000.00	
14100	Loan Receivable(CS(MS)-F	46,000.00	
14200	Loan Receivable(CHP-Vera	421,201.50	
15500	Building	3,711,349.77	
20000	Accounts Payable		46,626.75
20500	Security Depoist		6,999.77
20600	Management Fee Advances		3,666.00
21500	Loan(Chase)		1,208,935.15
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,265,227.69
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,900.00
39005	Retained Earnings	218,644.64	
40000	Rental Income		103,946.16
40200	Management Fees		8,340.00
40800	Interest/Dividends Income		7,111.91
60100	Promotion	2,235.00	
61000	Travel	2,417.92	
62000	Bank Charges	180.00	
64500	Dues and Subscriptions Exp	13.00	
67000	Insurance Expense	7,431.26	
67500	Interest Expense	27,486.13	
68500	Legal and Professional Exp	5,339.00	
70000	Repair & Maintenance Expe	18,706.97	
73200	Real Estate Tax	40,014.22	
74000	Rent Expense	14,000.00	
74600	Extermination Services	816.54	
78000	Utilities Expense	5,803.90	
79000	Water	397.23	
Total:		4,966,545.76	4,966,545.76

Charles Henry Properties,LLC
General Journal

For the Period From Oct 1, 2021 to Oct 31, 2021

Filter Criteria includes: Report order is by Date. Report is printed with Accounts having Zero Amounts and with Truncated Transaction Descriptions and in Detail Format.

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt
10/1/21	10200 62000	093021		15.00	15.00
10/7/21	10200 21500 67500 10500	100121		2,572.35 3,281.17 6,669.07	12,522.59
10/14/21	10200 20500	101421	scott sorrillo apt2	2,200.00	2,200.00
10/14/21	10200 20600	101421a		2,739.93	2,739.93
10/15/21	10200 78000	101521		8.18	8.18
10/27/21	10200 14200	102721		4,500.00	4,500.00
10/29/21	21500 10500 67500	102921		2,430.32	137.40 2,292.92
10/31/21	20600 40200	103121		834.00	834.00
		Total		25,250.02	25,250.02

Charles Henry Properties,LLC
General Ledger

For the Period From Oct 1, 2021 to Oct 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed in Summary By Period Format.

Account ID Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
10200 Cash in Bank(Checking)	10/1/21	Beginning Balance			9,567.43
		Current Period Change	21,548.11	16,828.56	4,719.55
	10/31/21	Ending Balance			14,286.98
10400 Cash/Securities(TD Ameri	10/1/21	Beginning Balance			22,828.89
	10/31/21	Ending Balance			22,828.89
10500 Escrow(Chase)	10/1/21	Beginning Balance			26,813.88
		Current Period Change	6,669.07	137.40	6,531.67
	10/31/21	Ending Balance			33,345.55
10700 Depoits(ConEd)	10/1/21	Beginning Balance			565.00
	10/31/21	Ending Balance			565.00
11000 Accounts Receivable	10/1/21	Beginning Balance			129,302.71
		Current Period Change	12,599.55	12,100.00	499.55
	10/31/21	Ending Balance			129,802.26
13000 Loan Receivable(CS)	10/1/21	Beginning Balance			78,680.00
	10/31/21	Ending Balance			78,680.00
14000 Loan Receivable(CS(MS)-	10/1/21	Beginning Balance			165,000.00
	10/31/21	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	10/1/21	Beginning Balance			46,000.00
	10/31/21	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	10/1/21	Beginning Balance			425,701.50
		Current Period Change		4,500.00	-4,500.00
	10/31/21	Ending Balance			421,201.50
15500 Building	10/1/21	Beginning Balance			3,711,349.77
	10/31/21	Ending Balance			3,711,349.77
20000 Accounts Payable	10/1/21	Beginning Balance			-46,478.08
		Current Period Change	4,290.97	4,439.64	-148.67
	10/31/21	Ending Balance			-46,626.75
20500 Security Depoist	10/1/21	Beginning Balance			-4,799.77
		Current Period Change		2,200.00	-2,200.00
	10/31/21	Ending Balance			-6,999.77
20600 Management Fee Advance	10/1/21	Beginning Balance			2,239.93

Charles Henry Properties, LLC

General Ledger

For the Period From Oct 1, 2021 to Oct 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed in Summary By Period Format.

Account ID Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
	10/31/21	Current Period Change Ending Balance	834.00	6,739.93	-5,905.93 -3,666.00
21500 Loan(Chase)	10/1/21	Beginning Balance			-1,213,937.82
	10/31/21	Current Period Change Ending Balance	5,002.67		5,002.67 -1,208,935.15
22000 Loan(CS-interest)	10/1/21	Beginning Balance			-165,065.83
	10/31/21	Ending Balance			-165,065.83
23000 Loan(CS)	10/1/21	Beginning Balance			-3,265,227.69
	10/31/21	Ending Balance			-3,265,227.69
24000 Interest Payable(CS)	10/1/21	Beginning Balance			-105,726.50
	10/31/21	Ending Balance			-105,726.50
25000 SBA Loan	10/1/21	Beginning Balance			-44,900.00
	10/31/21	Ending Balance			-44,900.00
39005 Retained Earnings	10/1/21	Beginning Balance			218,644.64
	10/31/21	Ending Balance			218,644.64
40000 Rental Income	10/1/21	Beginning Balance			-95,346.61
	10/31/21	Current Period Change Ending Balance		8,599.55	-8,599.55 -103,946.16
40200 Management Fees	10/1/21	Beginning Balance			-7,506.00
	10/31/21	Current Period Change Ending Balance		834.00	-834.00 -8,340.00
40800 Interest/Dividends Income	10/1/21	Beginning Balance			-7,111.91
	10/31/21	Ending Balance			-7,111.91
60100 Promotion	10/1/21	Beginning Balance			2,121.10
	10/31/21	Current Period Change Ending Balance	113.90		113.90 2,235.00
61000 Travel	10/1/21	Beginning Balance			1,888.73
	10/31/21	Current Period Change Ending Balance	529.19		529.19 2,417.92
62000 Bank Charges	10/1/21	Beginning Balance			165.00
	10/31/21	Current Period Change Ending Balance	15.00		15.00 180.00

Charles Henry Properties, LLC

General Ledger

For the Period From Oct 1, 2021 to Oct 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed in Summary By Period Format.

Account ID Account Description	Date	Trans Description	Debit Amt	Credit Amt	Balance
64500 Dues and Subscriptions E	10/1/21	Beginning Balance			13.00
	10/31/21	Ending Balance			13.00
67000 Insurance Expense	10/1/21	Beginning Balance			6,885.55
		Current Period Change	545.71		545.71
	10/31/21	Ending Balance			7,431.26
67500 Interest Expense	10/1/21	Beginning Balance			26,497.88
		Current Period Change	3,281.17	2,292.92	988.25
	10/31/21	Ending Balance			27,486.13
68500 Legal and Professional Ex	10/1/21	Beginning Balance			3,139.00
		Current Period Change	2,200.00		2,200.00
	10/31/21	Ending Balance			5,339.00
70000 Repair & Maintenance Ex	10/1/21	Beginning Balance			18,282.36
		Current Period Change	424.61		424.61
	10/31/21	Ending Balance			18,706.97
73200 Real Estate Tax	10/1/21	Beginning Balance			40,014.22
	10/31/21	Ending Balance			40,014.22
74000 Rent Expense	10/1/21	Beginning Balance			14,000.00
	10/31/21	Ending Balance			14,000.00
74600 Extermination Services	10/1/21	Beginning Balance			816.54
	10/31/21	Ending Balance			816.54
78000 Utilities Expense	10/1/21	Beginning Balance			5,334.52
		Current Period Change	477.56	8.18	469.38
	10/31/21	Ending Balance			5,803.90
79000 Water	10/1/21	Beginning Balance			248.56
		Current Period Change	148.67		148.67
	10/31/21	Ending Balance			397.23

Charles Henry Properties, LLC**Customer Ledgers**

For the Period From Oct 1, 2021 to Oct 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Customer ID Customer	Date	Trans No	Typ	Debit Amt	Credit Amt	Balance
1	10/1/21	Balance Fwd				13,992.24
Hildegard Y. Klages	10/1/21	801	SJ	499.55		14,491.79
11	10/1/21	802	SJ	1,900.00		1,900.00
Austen Vernon	10/21/21	102121	CRJ		1,900.00	0.00
13	10/1/21	Balance Fwd				115,310.47
NY Finest Dry Cleaners Inc.						
18	10/1/21	803	SJ	4,000.00		4,000.00
Hassan Anjum	10/1/21	092921	CRJ		4,000.00	0.00
19	10/1/21	805	SJ	2,000.00		2,000.00
Kiley Smith	10/7/21	314	CRJ		2,000.00	0.00
20	10/1/21	804	SJ	2,000.00		2,000.00
Karina Overgaard	10/14/21	101421	CRJ		2,000.00	0.00
21	10/12/21	101221	CRJ		2,200.00	-2,200.00
Scott Sorriilo	10/15/21	806	SJ	2,200.00		0.00

Charles Henry Properties,LLC**Invoice Register**

For the Period From Oct 1, 2021 to Oct 31, 2021

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
801	10/1/21		Hildegard Y. Klages	499.55
802	10/1/21		Austen Vernon	1,900.00
803	10/1/21		Hassan Anjum	4,000.00
804	10/1/21		Karina Overgaard	2,000.00
805	10/1/21		Kiley Smith	2,000.00
806	10/15/21		Scott Sorriilo	2,200.00
Total				12,599.55

Charles Henry Properties,LLC**Cash Receipts Journal**

For the Period From Oct 1, 2021 to Oct 31, 2021

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction Ref	Line Description	Debit Amnt	Credit Amnt
10/1/21	11000 10200	092921	Invoice: 803 Hassan Anjum	4,000.00	4,000.00
10/7/21	11000 10200	314	Invoice: 805 Kiley Smith	2,000.00	2,000.00
10/12/21	11000 10200	101221	Invoice: 806 Scott Sorillo	2,200.00	2,200.00
10/14/21	11000 10200	101421	Invoice: 804 Karina Overgaard	2,000.00	2,000.00
10/21/21	11000 10200	102121	Invoice: 802 Austen Vernon	1,900.00	1,900.00
				<u>12,100.00</u>	<u>12,100.00</u>

Charles Henry Properties, LLC
Purchase Journal
For the Period From Oct 1, 2021 to Oct 31, 2021

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Account ID Account Description	Invoice #	Line Description	Debit Amount	Credit Amount
10/1/21	70000 Repair & Maintenance Expens 20000 Accounts Payable	2808377		136.09	
			Assured Environmnets		136.09
10/7/21	68500 Legal and Professional Expens 20000 Accounts Payable	apt2		2,200.00	
			Bond New York		2,200.00
10/7/21	60100 Promotion 61000 Travel 20000 Accounts Payable	100721		113.90	
				529.19	
			AT&T Universal Card		643.09
10/15/21	78000 Utilities Expense 20000 Accounts Payable	101521		161.82	
			Con Edison Co. of NY Inc.		161.82
10/15/21	78000 Utilities Expense 20000 Accounts Payable	101421		268.76	
			Con Edison Co. of NY Inc.		268.76
10/15/21	78000 Utilities Expense 20000 Accounts Payable	101321		46.98	
			Con Edison Co. of NY Inc.		46.98
10/21/21	70000 Repair & Maintenance Expens 20000 Accounts Payable	102121		288.52	
			Americare Appliance Repair		288.52
10/21/21	67000 Insurance Expense 20000 Accounts Payable	102121		545.71	
			Amtrust North America		545.71
10/22/21	79000 Water 20000 Accounts Payable	102221		148.67	
			NYC Water Board		148.67
				<u>4,439.64</u>	<u>4,439.64</u>

Charles Henry Properties, LLC
Check Register
For the Period From Oct 1, 2021 to Oct 31, 2021

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
929	10/7/21	Bond New York	10200	2,200.00
930	10/7/21	AT&T Universal Card	10200	643.09
931	10/15/21	Con Edison Co. of NY Inc	10200	161.82
932	10/15/21	Con Edison Co. of NY Inc	10200	268.76
933	10/15/21	Con Edison Co. of NY Inc	10200	46.98
934	10/15/21	Assured Environmnets	10200	136.09
935	10/21/21	Americare Appliance Rep	10200	288.52
936	10/21/21	Amtrust North America	10200	545.71
Total				<u>4,290.97</u>

Charles Henry Properties, LLC

Aged Payables

As of Oct 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Vendor ID Vendor Contact Telephone 1	Invoice No	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
13 Simons HK Properties LLC	227				2,000.00	2,000.00
	229				2,000.00	2,000.00
	233				2,000.00	2,000.00
	236				2,000.00	2,000.00
	239		2,000.00			2,000.00
			2,000.00		8,000.00	10,000.00
13 Simons HK Properties LLC						
16 NYC Water Board	102221	148.67				148.67
16 NYC Water Board		148.67				148.67
3 Cash	010120				574.97	574.97
	020120				280.00	280.00
	030120				350.00	350.00
	120120				2,221.86	2,221.86
	123120				400.00	400.00
3 Cash					3,826.83	3,826.83
4 Veratex Inc.	120119				2,179.75	2,179.75
	010120				2,179.75	2,179.75
	020120				2,179.75	2,179.75
	030120				2,179.75	2,179.75
	120120				19,572.75	19,572.75
	123120				4,359.50	4,359.50
4 Veratex Inc.					32,651.25	32,651.25
Report Total		148.67	2,000.00		44,478.08	46,626.75