

Charles Henry Properties, LLC
Balance Sheet
December 31, 2021

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	14,106.80
Cash/Securities(TD Ameritrade)		21,329.39
Unrealized Losses(TD)		2,435.56
Escrow(Chase)		6,878.23
Deposits(ConEd)		565.00
Accounts Receivable		123,691.36
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)		360,802.75
Total Current Assets		819,489.09
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>4,530,838.86</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	13,083.73
Security Deposit		9,349.77
Management Fee Advances		<4,085.14>
Total Current Liabilities		18,348.36
Long-Term Liabilities		
Loan(Chase)		1,203,769.52
Loan(CS-interest)		165,065.83
Loan(CS)		3,288,727.69
Interest Payable(CS)		105,726.50
SBA Loan		44,900.00
Total Long-Term Liabilities		4,808,189.54
Total Liabilities		4,826,537.90
Capital		
Retained Earnings		<218,644.64>
Net Income		<77,054.40>
Total Capital		<295,699.04>
Total Liabilities & Capital	\$	<u>4,530,838.86</u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Twelve Months Ending December 31, 2021

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 11,149.55	86.30	\$ 123,695.26	91.87
Management Fees	834.00	6.46	10,008.00	7.43
Commission Income	0.00	0.00	0.00	0.00
Interest/Dividends Income	936.06	7.25	937.97	0.70
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	12,919.61	100.00	134,641.23	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	12,919.61	100.00	134,641.23	100.00
Expenses				
Administrative Expense	10,497.50	81.25	10,497.50	7.80
Promotion	305.63	2.37	4,376.70	3.25
Amortization Expense	0.00	0.00	0.00	0.00
Travel	608.58	4.71	3,543.22	2.63
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	15.00	0.12	210.00	0.16
Management Expense	13,250.00	102.56	13,250.00	9.84
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	4.22	8,522.68	6.33
Interest Expense	3,267.21	25.29	34,027.54	25.27
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	2,350.00	18.19	7,689.00	5.71
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	1,389.32	10.75	20,716.88	15.39
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	39,805.46	308.10	79,819.68	59.28
NYS Mortgage Tax	0.00	0.00	0.00	0.00
Postage Expense	0.00	0.00	0.00	0.00
Rent Expense	2,000.00	15.48	20,000.00	14.85
Garbage Service	0.00	0.00	0.00	0.00
Repairs&Maintenance Expense	0.00	0.00	0.00	0.00
Extermination Services	136.09	1.05	1,088.72	0.81

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Twelve Months Ending December 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	1,212.55	9.39	7,543.48	5.60
Water	0.00	0.00	397.23	0.30
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	75,383.05	583.48	211,695.63	157.23
Net Income	\$ <62,463.44>	<483.48>	\$ <77,054.40>	<57.23>

Charles Henry Properties, LLC
General Ledger Trial Balance

As of Dec 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)	14,106.80	
10400	Cash/Securities(TD Ameritr	21,329.39	
10420	Unrealized Losses(TD)	2,435.56	
10500	Escrow(Chase)	6,878.23	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	123,691.36	
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	360,802.75	
15500	Building	3,711,349.77	
20000	Accounts Payable		13,083.73
20500	Security Depoist		9,349.77
20600	Management Fee Advances	4,085.14	
21500	Loan(Chase)		1,203,769.52
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,288,727.69
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,900.00
39005	Retained Earnings	218,644.64	
40000	Rental Income		123,695.26
40200	Management Fees		10,008.00
40800	Interest/Dividends Income		937.97
60000	Administrative Expense	10,497.50	
60100	Promotion	4,376.70	
61000	Travel	3,543.22	
62000	Bank Charges	210.00	
62500	Management Expense	13,250.00	
64500	Dues and Subscriptions Exp	13.00	
67000	Insurance Expense	8,522.68	
67500	Interest Expense	34,027.54	
68500	Legal and Professional Exp	7,689.00	
70000	Repair & Maintenance Expe	20,716.88	
73200	Real Estate Tax	79,819.68	
74000	Rent Expense	20,000.00	
74600	Extermination Services	1,088.72	
78000	Utilities Expense	7,543.48	
79000	Water	397.23	
	Total:	4,965,264.27	4,965,264.27

Charles Henry Properties, LLC

General Journal

For the Period From Dec 1, 2021 to Dec 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
12/1/21	10200 62000	120121		15.00	15.00
12/2/21	10200 21500 67500 10500	120221		2,586.31 3,267.21 6,669.07	12,522.59
12/10/21	10200 20500	121021	Carlos Valdivia	2,350.00	2,350.00
12/23/21	10200 14200 10500 73200	122321		6,000.00 39,805.46	6,000.00 39,805.46
12/30/21	10200 23000	123021		10,500.00	10,500.00
12/31/21	20600 40200 14200 60000 62500	123121	veratex veratex	834.00 10,497.50 11,250.00	834.00 21,747.50
12/31/21	10200 60000	123121c	void check 752 and 764	804.92	804.92
12/31/21	10400 40800	123121d	td	936.06	936.06
12/31/21	10400 10420	123122e		2,435.56	2,435.56
Total				97,951.09	97,951.09

Charles Henry Properties, LLC
General Ledger

For the Period From Dec 1, 2021 to Dec 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)	12/1/21	Beginning Balance			11,474.13
	12/31/21	Current Period Change	36,204.92	33,572.25	2,632.67
		Ending Balance			14,106.80
10400 Cash/Securities(TD Ameri	12/1/21	Beginning Balance			22,828.89
	12/31/21	Current Period Change	936.06	2,435.56	-1,499.50
		Ending Balance			21,329.39
10420 Unrealized Losses(TD)	12/1/21	Beginning Balance			
	12/31/21	Current Period Change	2,435.56		2,435.56
		Ending Balance			2,435.56
10500 Escrow(Chase)	12/1/21	Beginning Balance			40,014.62
	12/31/21	Current Period Change	6,669.07	39,805.46	-33,136.39
		Ending Balance			6,878.23
10700 Deposits(ConEd)	12/1/21	Beginning Balance			565.00
	12/31/21	Ending Balance			565.00
11000 Accounts Receivable	12/1/21	Beginning Balance			125,091.81
	12/31/21	Current Period Change	15,149.55	16,550.00	-1,400.45
		Ending Balance			123,691.36
13000 Loan Receivable(CS)	12/1/21	Beginning Balance			78,680.00
	12/31/21	Ending Balance			78,680.00
14000 Loan Receivable(CS(MS)-	12/1/21	Beginning Balance			165,000.00
	12/31/21	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	12/1/21	Beginning Balance			46,000.00
	12/31/21	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	12/1/21	Beginning Balance			421,201.50
	12/31/21	Current Period Change		60,398.75	-60,398.75
		Ending Balance			360,802.75
15500 Building	12/1/21	Beginning Balance			3,711,349.77
	12/31/21	Ending Balance			3,711,349.77
20000 Accounts Payable	12/1/21	Beginning Balance			-42,478.08
	12/31/21	Current Period Change	85,192.78	55,798.43	29,394.35
		Ending Balance			-13,083.73
20500	12/1/21	Beginning Balance			-6,999.77

Charles Henry Properties,LLC

General Ledger

For the Period From Dec 1, 2021 to Dec 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
Security Depoist					
	12/31/21	Current Period Change		2,350.00	-2,350.00
		Ending Balance			-9,349.77
20600 Management Fee Advance	12/1/21	Beginning Balance			-5,687.62
	12/31/21	Current Period Change	13,772.76	4,000.00	9,772.76
		Ending Balance			4,085.14
21500 Loan(Chase)	12/1/21	Beginning Balance			-1,206,355.83
	12/31/21	Current Period Change	2,586.31		2,586.31
		Ending Balance			-1,203,769.52
22000 Loan(CS-interest)	12/1/21	Beginning Balance			-165,065.83
	12/31/21	Ending Balance			-165,065.83
23000 Loan(CS)	12/1/21	Beginning Balance			-3,278,227.69
	12/31/21	Current Period Change		10,500.00	-10,500.00
		Ending Balance			-3,288,727.69
24000 Interest Payable(CS)	12/1/21	Beginning Balance			-105,726.50
	12/31/21	Ending Balance			-105,726.50
25000 SBA Loan	12/1/21	Beginning Balance			-44,900.00
	12/31/21	Ending Balance			-44,900.00
39005 Retained Earnings	12/1/21	Beginning Balance			218,644.64
	12/31/21	Ending Balance			218,644.64
40000 Rental Income	12/1/21	Beginning Balance			-112,545.71
	12/31/21	Current Period Change		11,149.55	-11,149.55
		Ending Balance			-123,695.26
40200 Management Fees	12/1/21	Beginning Balance			-9,174.00
	12/31/21	Current Period Change		834.00	-834.00
		Ending Balance			-10,008.00
40800 Interest/Dividends Income	12/1/21	Beginning Balance			-1.91
	12/31/21	Current Period Change		936.06	-936.06
		Ending Balance			-937.97
60000 Administrative Expense	12/1/21	Beginning Balance			
	12/31/21	Current Period Change	11,302.42	804.92	10,497.50
		Ending Balance			10,497.50
60100	12/1/21	Beginning Balance			4,071.07

Charles Henry Properties, LLC

General Ledger

For the Period From Dec 1, 2021 to Dec 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
Promotion					
	12/31/21	Current Period Change	305.63		305.63
		Ending Balance			4,376.70
61000 Travel	12/1/21	Beginning Balance			2,934.64
	12/31/21	Current Period Change	608.58		608.58
		Ending Balance			3,543.22
62000 Bank Charges	12/1/21	Beginning Balance			195.00
	12/31/21	Current Period Change	15.00		15.00
		Ending Balance			210.00
62500 Management Expense	12/1/21	Beginning Balance			
	12/31/21	Current Period Change	13,250.00		13,250.00
		Ending Balance			13,250.00
64500 Dues and Subscriptions E	12/1/21	Beginning Balance			13.00
	12/31/21	Ending Balance			13.00
67000 Insurance Expense	12/1/21	Beginning Balance			7,976.97
	12/31/21	Current Period Change	545.71		545.71
		Ending Balance			8,522.68
67500 Interest Expense	12/1/21	Beginning Balance			30,760.33
	12/31/21	Current Period Change	3,267.21		3,267.21
		Ending Balance			34,027.54
68500 Legal and Professional Ex	12/1/21	Beginning Balance			5,339.00
	12/31/21	Current Period Change	2,350.00		2,350.00
		Ending Balance			7,689.00
70000 Repair & Maintenance Ex	12/1/21	Beginning Balance			19,327.56
	12/31/21	Current Period Change	1,389.32		1,389.32
		Ending Balance			20,716.88
73200 Real Estate Tax	12/1/21	Beginning Balance			40,014.22
	12/31/21	Current Period Change	39,805.46		39,805.46
		Ending Balance			79,819.68
74000 Rent Expense	12/1/21	Beginning Balance			18,000.00
	12/31/21	Current Period Change	2,000.00		2,000.00
		Ending Balance			20,000.00
74600 Extermination Services	12/1/21	Beginning Balance			952.63
	12/31/21	Current Period Change	136.09		136.09
		Ending Balance			1,088.72

Charles Henry Properties,LLC**General Ledger**

For the Period From Dec 1, 2021 to Dec 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
78000 Utilities Expense	12/1/21	Beginning Balance			6,330.93
		Current Period Change	1,212.55		1,212.55
	12/31/21	Ending Balance			7,543.48
79000 Water	12/1/21	Beginning Balance			397.23
	12/31/21	Ending Balance			397.23

Charles Henry Properties, LLC**Customer Ledgers**

For the Period From Dec 1, 2021 to Dec 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	12/1/21	Balance Fwd				14,991.34
Hildegard Y. Klages	12/1/21	813	SJ	499.55		15,490.89
11	12/1/21	Balance Fwd				1,900.00
Austen Vernon	12/1/21	814	SJ	2,100.00		4,000.00
	12/1/21	111921	CRJ		1,900.00	2,100.00
	12/21/21	122121	CRJ		2,100.00	0.00
13	12/1/21	Balance Fwd				108,200.47
NY Finest Dry Cleaners Inc.						
18	12/1/21	815	SJ	4,000.00		4,000.00
Hassan Anjum	12/1/21	11/2921	CRJ		4,000.00	0.00
19	12/1/21	816	SJ	2,000.00		2,000.00
Kiley Smith	12/3/21	316	CRJ		2,000.00	0.00
20	12/1/21	817	SJ	2,000.00		2,000.00
Karina Overgaard	12/3/21	1046	CRJ		2,000.00	0.00
21	12/15/21	818	SJ	2,200.00		2,200.00
Scott Sorriilo	12/20/21	153	CRJ		2,200.00	0.00
22	12/10/21	819	SJ	2,350.00		2,350.00
Carlos Valdivia	12/10/21	121021	CRJ		2,350.00	0.00

Charles Henry Properties,LLC**Invoice Register**

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

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
813	12/1/21		Hildegard Y. Klages	499.55
814	12/1/21		Austen Vernon	2,100.00
815	12/1/21		Hassan Anjum	4,000.00
816	12/1/21		Kiley Smith	2,000.00
817	12/1/21		Karina Overgaard	2,000.00
818	12/15/21		Scott Sorillo	2,200.00
819	12/10/21		Carlos Valdivia	2,350.00
Total				15,149.55

Charles Henry Properties,LLC

Cash Receipts Journal

For the Period From Dec 1, 2021 to Dec 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
12/1/21	11000 10200	111921	Invoice: 811 Austen Vernon	1,900.00	1,900.00
12/1/21	11000 10200	11/2921	Invoice: 815 Hassan Anjum	4,000.00	4,000.00
12/3/21	11000 10200	316	Invoice: 816 Kiley Smith	2,000.00	2,000.00
12/3/21	11000 10200	1046	Invoice: 817 Karina Overgaard	2,000.00	2,000.00
12/10/21	11000 10200	121021	Invoice: 819 Carlos Valdivia	2,350.00	2,350.00
12/20/21	11000 10200	153	Invoice: 818 Scott Sorriilo	2,200.00	2,200.00
12/21/21	11000 10200	122121	Invoice: 814 Austen Vernon	2,100.00	2,100.00
				<u>16,550.00</u>	<u>16,550.00</u>

Charles Henry Properties,LLC**Purchase Journal****For the Period From Dec 1, 2021 to Dec 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
12/31/21	60000 Administrative Expense 20000 Accounts Payable	752/764	Cash	804.92	804.92
				<u>55,798.43</u>	<u>55,798.43</u>

Charles Henry Properties, LLC

Purchase Journal

For the Period From Dec 1, 2021 to Dec 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
12/1/21	74600 Extermination Services 20000 Accounts Payable	2832225	Assured Environmnets	136.09	136.09
12/2/21	60100 Promotion 61000 Travel 20000 Accounts Payable	120221	AT&T Universal Card	305.63 495.92	801.55
12/2/21	20600 Management Fee Advances 20000 Accounts Payable	120121	534 West 42nd Street Condo Ass	1,144.38	1,144.38
12/3/21	74000 Rent Expense 20000 Accounts Payable	248	Simons HK Properties LLC	2,000.00	2,000.00
12/9/21	68500 Legal and Professional Expens 20000 Accounts Payable	120921	Bond New York	2,350.00	2,350.00
12/13/21	70000 Repair & Maintenance Expens 20000 Accounts Payable	6692	Bass Electrical Corp.	1,050.00	1,050.00
12/16/21	67000 Insurance Expense 20000 Accounts Payable	121621	Amtrust North America	545.71	545.71
12/16/21	78000 Utilities Expense 20000 Accounts Payable	121621	Con Edison Co. of NY Inc.	196.40	196.40
12/16/21	78000 Utilities Expense 20000 Accounts Payable	121521	Con Edison Co. of NY Inc.	1,016.15	1,016.15
12/17/21	20600 Management Fee Advances 20000 Accounts Payable	121721	Esther Building 5th Avenue LLC	10,650.00	10,650.00
12/31/21	14200 Loan Receivable(CHP-Vera) 20000 Accounts Payable	123121	Veratex Inc.	32,651.25	32,651.25
12/31/21	62500 Management Expense 61000 Travel 70000 Repair & Maintenance Expens 70000 Repair & Maintenance Expens 20000 Accounts Payable	123121	Cash	2,000.00 112.66 262.99 76.33	2,451.98

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
948	12/2/21	534 West 42nd Street Con	10200	1,144.38
949	12/2/21	Assured Environmnets	10200	136.09
950	12/3/21	Simons HK Properties LL	10200	2,000.00
951	12/3/21	AT&T Universal Card	10200	801.55
952	12/9/21	Bond New York	10200	2,350.00
953	12/17/21	Con Edison Co. of NY Inc	10200	196.40
954	12/17/21	Con Edison Co. of NY Inc	10200	1,016.15
955	12/17/21	Amtrust North America	10200	545.71
956	12/17/21	Bass Electrical Corp.	10200	1,050.00
957	12/31/21	Esther Building 5th Avenu	10200	10,650.00
958	12/31/21	534 West 42nd Street Con	10200	1,144.38
123121	12/31/21	Veratex Inc.	10200	
Total				21,034.66

Charles Henry Properties,LLC

Aged Payables

As of Dec 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	242		2,000.00			2,000.00
	245		2,000.00			2,000.00
	248	2,000.00				2,000.00
13 Simons HK Properties LLC		2,000.00	4,000.00			6,000.00
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
	123121	2,451.98				2,451.98
	752/764	804.92				804.92
3 Cash		3,256.90			3,826.83	7,083.73
Report Total		5,256.90	4,000.00		3,826.83	13,083.73