

Charles Henry Properties, LLC
Balance Sheet
December 31, 2022

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	15,524.30
Cash/Securities(TD Ameritrade)		1,749.09
Escrow(Chase)		2,147.48
Depoits(ConEd)		565.00
Accounts Receivable		109,591.36
Loan Receivable(CS)		95,695.86
Loan Receivable(CS(MS)-Vera)		165,000.00
Loan Receivable(CS(MS)-Fa/Vr)		46,000.00
Loan Receivable(CHP-Vera)		320,838.75
Total Current Assets		757,111.84
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><u>4,468,461.61</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	10,667.01
Security Depoist		9,350.00
Management Fee Advances		6,233.30
Total Current Liabilities		26,250.31
Long-Term Liabilities		
Loan(Chase)		1,171,333.40
Loan(CS-interest)		165,065.83
Loan(CS)		3,318,491.41
Interest Payable(CS)		105,726.50
SBA Loan		44,738.00
Total Long-Term Liabilities		4,805,355.14
Total Liabilities		4,831,605.45
Capital		
Retained Earnings		<295,699.04>
Net Income		<67,444.80>
Total Capital		<363,143.84>
Total Liabilities & Capital	\$	<u><u>4,468,461.61</u></u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Twelve Months Ending December 31, 2022

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 12,699.77	97.07	\$ 132,099.77	94.76
Management Fees	384.00	2.93	7,308.00	5.24
Commission Income	0.00	0.00	0.00	0.00
Interest/Dividends Income	0.00	0.00	0.00	0.00
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	13,083.77	100.00	139,407.77	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	13,083.77	100.00	139,407.77	100.00
Expenses				
Administrative Expense	12,597.00	96.28	12,597.00	9.04
Promotion	60.27	0.46	2,945.88	2.11
Amortization Expense	0.00	0.00	0.00	0.00
Travel	143.00	1.09	2,234.31	1.60
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	15.00	0.11	195.00	0.14
Management Expense	15,900.00	121.52	15,900.00	11.41
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	20.00	0.15	20.00	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	592.78	4.53	8,980.77	6.44
Interest Expense	3,655.75	27.94	40,637.71	29.15
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	750.00	0.54
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	828.18	6.33	3,980.84	2.86
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	130.00	0.09
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	43,328.04	331.16	86,443.60	62.01
NYS Mortgage Tax	0.00	0.00	0.00	0.00
Postage Expense	89.10	0.68	89.10	0.06
Rent Expense	2,000.00	15.29	22,000.00	15.78
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	956.72	0.69

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Twelve Months Ending December 31, 2022

	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	777.59	5.94	8,248.57	5.92
Water	0.00	0.00	743.07	0.53
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	80,006.71	611.50	206,852.57	148.38
Net Income	\$ <66,922.94>	<511.50>	\$ <67,444.80>	<48.38>

Charles Henry Properties,LLC
General Ledger Trial Balance

As of Dec 31, 2022

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

Account ID	Account Description	Debit Amt	Credit Amt
10200	Cash in Bank(Checking)	15,524.30	
10400	Cash/Securities(TD Ameritr	1,749.09	
10500	Escrow(Chase)	2,147.48	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	109,591.36	
13000	Loan Receivable(CS)	95,695.86	
14000	Loan Receivable(CS(MS))-V	165,000.00	
14100	Loan Receivable(CS(MS))-F	46,000.00	
14200	Loan Receivable(CHP-Vera	320,838.75	
15500	Building	3,711,349.77	
20000	Accounts Payable		10,667.01
20500	Security Depoist		9,350.00
20600	Management Fee Advances		6,233.30
21500	Loan(Chase)		1,171,333.40
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,318,491.41
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,738.00
39005	Retained Earnings	295,699.04	
40000	Rental Income		132,099.77
40200	Management Fees		7,308.00
60000	Administrative Expense	12,597.00	
60100	Promotion	2,945.88	
61000	Travel	2,234.31	
62000	Bank Charges	195.00	
62500	Management Expense	15,900.00	
64500	Dues and Subscriptions Exp	20.00	
67000	Insurance Expense	8,980.77	
67500	Interest Expense	40,637.71	
68500	Legal and Professional Exp	750.00	
70000	Repair & Maintenance Expe	3,980.84	
72500	Penalties and Fines Exp	130.00	
73200	Real Estate Tax	86,443.60	
73500	Postage Expense	89.10	
74000	Rent Expense	22,000.00	
74600	Extermination Services	956.72	
78000	Utilities Expense	8,248.57	
79000	Water	743.07	
Total:		4,971,013.22	4,971,013.22