

Charles Henry Properties, LLC
Balance Sheet
July 31, 2022

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	4,484.94
Cash/Securities(TD Ameritrade)		21,329.39
Unrealized Losses(TD)		2,435.56
Escrow(Chase)		12,064.40
Depoits(ConEd)		565.00
Accounts Receivable		127,991.36
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)		348,802.75
Total Current Assets		807,353.40
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>4,518,703.17</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	9,083.73
Security Depoist		9,799.77
Management Fee Advances		<4,399.80>
Total Current Liabilities		14,483.70
Long-Term Liabilities		
Loan(Chase)		1,183,990.81
Loan(CS-interest)		165,065.83
Loan(CS)		3,318,141.97
Interest Payable(CS)		105,726.50
SBA Loan		44,900.00
Total Long-Term Liabilities		4,817,825.11
Total Liabilities		4,832,308.81
Capital		
Retained Earnings		<295,699.04>
Net Income		<17,906.60>
Total Capital		<313,605.64>
Total Liabilities & Capital	\$	<u>4,518,703.17</u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Seven Months Ending July 31, 2022

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 11,100.00	100.00	\$ 72,800.00	93.57
Management Fees	0.00	0.00	5,004.00	6.43
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	11,100.00	100.00	77,804.00	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	11,100.00	100.00	77,804.00	100.00
Expenses				
Administrative Expense	0.00	0.00	0.00	0.00
Promotion	40.10	0.36	1,942.17	2.50
Amortization Expense	0.00	0.00	0.00	0.00
Travel	0.00	0.00	1,885.27	2.42
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	15.00	0.14	150.00	0.19
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	0.00	0.00
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	2,719.54	24.50	7,018.08	9.02
Interest Expense	2,566.61	23.12	18,752.79	24.10
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	750.00	0.96
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	0.00	0.00	3,152.66	4.05
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	130.00	0.17
NYC Corporation Tax	0.00	0.00	0.00	0.00
Real Estate Tax	43,102.56	388.31	43,115.56	55.42
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	18.02	12,000.00	15.42
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	1.23	816.54	1.05

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Seven Months Ending July 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	0.00	0.00	0.00	0.00
Water	578.92	5.22	5,477.20	7.04
Other Expense	180.52	1.63	520.33	0.67
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	51,339.34	462.52	95,710.60	123.02
Net Income	\$ <40,239.34>	<362.52>	\$ <17,906.60>	<23.02>

Charles Henry Properties,LLC
General Ledger Trial Balance
As of Jul 31, 2022

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)	4,484.94	
10400	Cash/Securities(TD Ameritr	21,329.39	
10420	Unrealized Losses(TD)	2,435.56	
10500	Escrow(Chase)	12,064.40	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	127,991.36	
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	348,802.75	
15500	Building	3,711,349.77	
20000	Accounts Payable		9,083.73
20500	Security Depoist		9,799.77
20600	Management Fee Advances	4,399.80	
21500	Loan(Chase)		1,183,990.81
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,318,141.97
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,900.00
39005	Retained Earnings	295,699.04	
40000	Rental Income		72,800.00
40200	Management Fees		5,004.00
60100	Promotion	1,942.17	
61000	Travel	1,885.27	
62000	Bank Charges	150.00	
67000	Insurance Expense	7,018.08	
67500	Interest Expense	18,752.79	
68500	Legal and Professional Exp	750.00	
70000	Repair & Maintenance Expe	3,152.66	
72500	Penalties and Fines Exp	130.00	
73200	Real Estate Tax	43,115.56	
74000	Rent Expense	12,000.00	
74600	Extermination Services	816.54	
78000	Utilities Expense	5,477.20	
79000	Water	520.33	
	Total:	4,914,512.61	4,914,512.61

Charles Henry Properties,LLC

General Journal

For the Period From Jul 1, 2022 to Jul 31, 2022

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
7/1/22	10200	070122			12,918.02
	21500			2,879.72	
	67500			2,566.61	
	10500			7,471.69	
	10200				15.00
	62000			15.00	
	10500				43,102.56
	73200			43,102.56	
7/29/22	10200	072922		6,000.00	
	14200				6,000.00
		Total		62,035.58	62,035.58

Charles Henry Properties,LLC

General Ledger

For the Period From Jul 1, 2022 to Jul 31, 2022

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)	7/1/22	Beginning Balance			13,767.51
	7/31/22	Current Period Change	10,450.00	19,732.57	-9,282.57
	7/31/22	Ending Balance			4,484.94
10400 Cash/Securities(TD Ameri	7/1/22	Beginning Balance			21,329.39
	7/31/22	Ending Balance			21,329.39
10420 Unrealized Losses(TD)	7/1/22	Beginning Balance			2,435.56
	7/31/22	Ending Balance			2,435.56
10500 Escrow(Chase)	7/1/22	Beginning Balance			47,695.27
	7/31/22	Current Period Change	7,471.69	43,102.56	-35,630.87
	7/31/22	Ending Balance			12,064.40
10700 Depoits(ConEd)	7/1/22	Beginning Balance			565.00
	7/31/22	Ending Balance			565.00
11000 Accounts Receivable	7/1/22	Beginning Balance			121,341.36
	7/31/22	Current Period Change	13,450.00	6,800.00	6,650.00
	7/31/22	Ending Balance			127,991.36
13000 Loan Receivable(CS)	7/1/22	Beginning Balance			78,680.00
	7/31/22	Ending Balance			78,680.00
14000 Loan Receivable(CS(MS)-	7/1/22	Beginning Balance			165,000.00
	7/31/22	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	7/1/22	Beginning Balance			46,000.00
	7/31/22	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	7/1/22	Beginning Balance			354,802.75
	7/31/22	Current Period Change		6,000.00	-6,000.00
	7/31/22	Ending Balance			348,802.75
15500 Building	7/1/22	Beginning Balance			3,711,349.77
	7/31/22	Ending Balance			3,711,349.77
20000 Accounts Payable	7/1/22	Beginning Balance			-9,083.73
	7/31/22	Current Period Change	6,799.55	6,799.55	-9,083.73
	7/31/22	Ending Balance			-9,083.73
20500 Security Depoist	7/1/22	Beginning Balance			-9,799.77
	7/31/22	Ending Balance			-9,799.77

Charles Henry Properties, LLC
General Ledger

For the Period From Jul 1, 2022 to Jul 31, 2022

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
20600 Management Fee Advance	7/1/22	Beginning Balance			3,255.42
	7/31/22	Current Period Change	1,144.38		1,144.38
		Ending Balance			4,399.80
21500 Loan(Chase)	7/1/22	Beginning Balance			-1,186,870.53
	7/31/22	Current Period Change	2,879.72		2,879.72
		Ending Balance			-1,183,990.81
22000 Loan(CS-interest)	7/1/22	Beginning Balance			-165,065.83
	7/31/22	Ending Balance			-165,065.83
23000 Loan(CS)	7/1/22	Beginning Balance			-3,318,141.97
	7/31/22	Ending Balance			-3,318,141.97
24000 Interest Payable(CS)	7/1/22	Beginning Balance			-105,726.50
	7/31/22	Ending Balance			-105,726.50
25000 SBA Loan	7/1/22	Beginning Balance			-44,900.00
	7/31/22	Ending Balance			-44,900.00
39005 Retained Earnings	7/1/22	Beginning Balance			295,699.04
	7/31/22	Ending Balance			295,699.04
40000 Rental Income	7/1/22	Beginning Balance			-61,700.00
	7/31/22	Current Period Change		11,100.00	-11,100.00
		Ending Balance			-72,800.00
40200 Management Fees	7/1/22	Beginning Balance			-5,004.00
	7/31/22	Ending Balance			-5,004.00
60100 Promotion	7/1/22	Beginning Balance			1,902.07
	7/31/22	Current Period Change	40.10		40.10
		Ending Balance			1,942.17
61000 Travel	7/1/22	Beginning Balance			1,885.27
	7/31/22	Ending Balance			1,885.27
62000 Bank Charges	7/1/22	Beginning Balance			135.00
	7/31/22	Current Period Change	15.00		15.00
		Ending Balance			150.00
67000	7/1/22	Beginning Balance			4,298.54

Charles Henry Properties, LLC

General Ledger

For the Period From Jul 1, 2022 to Jul 31, 2022

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
Insurance Expense					
	7/31/22	Current Period Change	2,719.54		2,719.54
		Ending Balance			7,018.08
67500	7/1/22	Beginning Balance			16,186.18
Interest Expense					
	7/31/22	Current Period Change	2,566.61		2,566.61
		Ending Balance			18,752.79
68500	7/1/22	Beginning Balance			750.00
Legal and Professional Ex					
	7/31/22	Ending Balance			750.00
70000	7/1/22	Beginning Balance			3,152.66
Repair & Maintenance Ex					
	7/31/22	Ending Balance			3,152.66
72500	7/1/22	Beginning Balance			130.00
Penalties and Fines Exp					
	7/31/22	Ending Balance			130.00
73200	7/1/22	Beginning Balance			13.00
Real Estate Tax					
	7/31/22	Current Period Change	43,102.56		43,102.56
		Ending Balance			43,115.56
74000	7/1/22	Beginning Balance			10,000.00
Rent Expense					
	7/31/22	Current Period Change	2,000.00		2,000.00
		Ending Balance			12,000.00
74600	7/1/22	Beginning Balance			680.45
Extermination Services					
	7/31/22	Current Period Change	136.09		136.09
		Ending Balance			816.54
78000	7/1/22	Beginning Balance			4,898.28
Utilities Expense					
	7/31/22	Current Period Change	578.92		578.92
		Ending Balance			5,477.20
79000	7/1/22	Beginning Balance			339.81
Water					
	7/31/22	Current Period Change	180.52		180.52
		Ending Balance			520.33

Charles Henry Properties, LLC

Customer Ledgers

For the Period From Jul 1, 2022 to Jul 31, 2022

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 Hildegard Y. Klages	7/1/22	Balance Fwd				15,490.89
11 Austen Vernon	7/1/22	857	SJ	2,100.00		2,100.00
13 NY Finest Dry Cleaners Inc.	7/1/22	Balance Fwd				108,200.47
19 Kiley Smith	7/1/22 7/12/22	856 071222	SJ CRJ	2,000.00	2,000.00	2,000.00 0.00
21 Scott Sorriilo	7/15/22	860	SJ	2,200.00		2,200.00
22 Carlos Valdivia	7/1/22 7/1/22	Balance Fwd 855				-2,350.00 0.00
24 Rithik Yelisetty	7/1/22 7/1/22	858 2243534	SJ CRJ	2,450.00	2,450.00	2,450.00 0.00

Total

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt
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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.

For the Period From Aug 1, 2020 to Aug 31, 2020

General Journal
Simons HK Properties LLC

Charles Henry Properties,LLC**Invoice Register**

For the Period From Jul 1, 2022 to Jul 31, 2022

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
855	7/1/22		Carlos Valdivia	
856	7/1/22		Kiley Smith	2,350.00
857	7/1/22		Austen Vernon	2,000.00
858	7/1/22		Rithik Yelisetty	2,100.00
860	7/15/22		Scott Sorillo	2,450.00
				2,200.00
Total				11,100.00

Charles Henry Properties,LLC
Purchase Journal
For the Period From Jul 1, 2022 to Jul 31, 2022

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
7/1/22	74000 Rent Expense 20000 Accounts Payable	266	Simons HK Properties LLC	2,000.00	2,000.00
7/1/22	60100 Promotion 20000 Accounts Payable	070122	AT&T Universal Card	40.10	40.10
7/14/22	78000 Utilities Expense 20000 Accounts Payable	071422	Con Edison Co. of NY Inc.	426.92	426.92
7/14/22	78000 Utilities Expense 20000 Accounts Payable	071322	Con Edison Co. of NY Inc.	152.00	152.00
7/21/22	67000 Insurance Expense 20000 Accounts Payable	1	Lustgarten Associates Inc.	2,719.54	2,719.54
7/21/22	79000 Water 20000 Accounts Payable	072122	NYC Water Board	180.52	180.52
7/25/22	74600 Extermination Services 20000 Accounts Payable	2914619	Assured Environmnets	136.09	136.09
7/28/22	20600 Management Fee Advances 20000 Accounts Payable	080122	534 West 42nd Street Condo Ass	1,144.38	1,144.38
				6,799.55	6,799.55

Charles Henry Properties, LLC
Check Register
For the Period From Jul 1, 2022 to Jul 31, 2022

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
137	7/1/22	AT&T Universal Card	10200	40.10
138	7/1/22	Simons HK Properties LL	10200	2,000.00
139	7/14/22	Con Edison Co. of NY Inc	10200	426.92
140	7/14/22	Con Edison Co. of NY Inc	10200	152.00
141	7/21/22	NYC Water Board	10200	180.52
142	7/28/22	Lustgarten Associates Inc.	10200	2,719.54
143	7/28/22	Assured Environmnets	10200	136.09
144	7/28/22	534 West 42nd Street Con	10200	1,144.38
Total				6,799.55

Charles Henry Properties, LLC

Aged Payables

As of Jul 31, 2022

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	266	2,000.00				2,000.00
13 Simons HK Properties LLC		2,000.00				2,000.00
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					7,083.73	7,083.73
Report Total		2,000.00			7,083.73	9,083.73