

Charles Henry Properties, LLC
Balance Sheet
August 31, 2022

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	15,861.62
Cash/Securities(TD Ameritrade)		21,329.39
Unrealized Losses(TD)		2,435.56
Escrow(Chase)		19,536.09
Deposits(ConEd)		565.00
Accounts Receivable		121,091.36
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		819,301.77
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>4,530,651.54</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	7,083.73
Security Deposit		9,799.77
Management Fee Advances		5,832.20
Total Current Liabilities		22,715.70
Long-Term Liabilities		
Loan(Chase)		1,181,474.45
Loan(CS-interest)		165,065.83
Loan(CS)		3,318,368.64
Interest Payable(CS)		105,726.50
SBA Loan		44,900.00
Total Long-Term Liabilities		4,815,535.42
Total Liabilities		4,838,251.12
Capital		
Retained Earnings		<295,699.04>
Net Income		<11,900.54>
Total Capital		<307,599.58>
Total Liabilities & Capital	\$	<u>4,530,651.54</u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Eight Months Ending August 31, 2022

	Current Month		Year to Date	
Revenues	\$		\$	
Rental Income	11,400.00	93.69	84,200.00	93.58
Management Fees	768.00	6.31	5,772.00	6.42
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	12,168.00	100.00	89,972.00	100.00
Cost of Sales	0.00	0.00	0.00	0.00
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	12,168.00	100.00	89,972.00	100.00
Expenses	0.00	0.00	0.00	0.00
Administrative Expense	38.39	0.32	1,980.56	2.20
Promotion	0.00	0.00	0.00	0.00
Amortization Expense	0.00	0.00	1,885.27	2.10
Travel	0.00	0.00	0.00	0.00
Bad Debt Expense	15.00	0.12	165.00	0.18
Bank Charges	0.00	0.00	0.00	0.00
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	7,018.08	7.80
Insurance Expense	3,547.04	29.15	22,299.83	24.79
Interest Expense	0.00	0.00	0.00	0.00
Laundry and Cleaning Exp	0.00	0.00	750.00	0.83
Legal and Professional Expense	0.00	0.00	0.00	0.00
Licenses Expense	0.00	0.00	0.00	0.00
Loss on NSF Checks	0.00	0.00	3,152.66	3.50
Repair & Maintenance Expense	0.00	0.00	0.00	0.00
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	130.00	0.14
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	43,115.56	47.92
Real Estate Tax	0.00	0.00	0.00	0.00
NYS Mortgage Tax	0.00	0.00	0.00	0.00
Postage Expense	2,000.00	16.44	14,000.00	15.56
Rent Expense	0.00	0.00	0.00	0.00
Garbage Service	0.00	0.00	0.00	0.00
Repairs&Maintenance Expense	0.00	0.00	816.54	0.91
Extermination Services	0.00	0.00		

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Eight Months Ending August 31, 2022

	Current Month		Year to Date	
	0.00	0.00	0.00	0.00
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	561.51	4.61	6,038.71	6.71
Water	0.00	0.00	520.33	0.58
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	6,161.94	50.64	101,872.54	113.23
Net Income	\$ 6,006.06	49.36	\$ <11,900.54>	<13.23>

Charles Henry Properties,LLC
General Journal

For the Period From Aug 1, 2022 to Aug 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
8/1/22	10200 21500 67500 10500	073122		2,516.36 3,547.04 7,471.69	13,535.09
8/1/22	10200 62000	070522		15.00	15.00
8/2/22	10200 23000	080222		226.67	226.67
8/10/22	10200 20600	081022		11,000.00	11,000.00
8/31/22	20600 40200	083122	july and august	768.00	768.00
		Total		25,544.76	25,544.76

Charles Henry Properties,LLC
General Ledger Trial Balance

As of Aug 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)	15,861.62	
10400	Cash/Securities(TD Ameritr	21,329.39	
10420	Unrealized Losses(TD)	2,435.56	
10500	Escrow(Chase)	19,536.09	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	121,091.36	
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		7,083.73
20500	Security Depoist		9,799.77
20600	Management Fee Advances		5,832.20
21500	Loan(Chase)		1,181,474.45
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,318,368.64
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,900.00
39005	Retained Earnings	295,699.04	
40000	Rental Income		84,200.00
40200	Management Fees		5,772.00
60100	Promotion	1,980.56	
61000	Travel	1,885.27	
62000	Bank Charges	165.00	
67000	Insurance Expense	7,018.08	
67500	Interest Expense	22,299.83	
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	14,000.00	
74600	Extermination Services	816.54	
78000	Utilities Expense	6,038.71	
79000	Water	520.33	
Total:		4,928,223.12	4,928,223.12

Charles Henry Properties,LLC

General Ledger

For the Period From Aug 1, 2022 to Aug 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)	8/1/22	Beginning Balance			4,484.94
	8/31/22	Current Period Change	29,526.67	18,149.99	11,376.68
	8/31/22	Ending Balance			15,861.62
10400 Cash/Securities(TD Ameri	8/1/22	Beginning Balance			21,329.39
	8/31/22	Ending Balance			21,329.39
10420 Unrealized Losses(TD)	8/1/22	Beginning Balance			2,435.56
	8/31/22	Ending Balance			2,435.56
10500 Escrow(Chase)	8/1/22	Beginning Balance			12,064.40
	8/31/22	Current Period Change	7,471.69		7,471.69
	8/31/22	Ending Balance			19,536.09
10700 Depoits(ConEd)	8/1/22	Beginning Balance			565.00
	8/31/22	Ending Balance			565.00
11000 Accounts Receivable	8/1/22	Beginning Balance			127,991.36
	8/31/22	Current Period Change	11,400.00	18,300.00	-6,900.00
	8/31/22	Ending Balance			121,091.36
13000 Loan Receivable(CS)	8/1/22	Beginning Balance			78,680.00
	8/31/22	Ending Balance			78,680.00
14000 Loan Receivable(CS(MS)-	8/1/22	Beginning Balance			165,000.00
	8/31/22	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	8/1/22	Beginning Balance			46,000.00
	8/31/22	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	8/1/22	Beginning Balance			348,802.75
	8/31/22	Ending Balance			348,802.75
15500 Building	8/1/22	Beginning Balance			3,711,349.77
	8/31/22	Ending Balance			3,711,349.77
20000 Accounts Payable	8/1/22	Beginning Balance			-9,083.73
	8/31/22	Current Period Change	4,599.90	2,599.90	2,000.00
	8/31/22	Ending Balance			-7,083.73
20500 Security Depoist	8/1/22	Beginning Balance			-9,799.77
	8/31/22	Ending Balance			-9,799.77

Charles Henry Properties,LLC

General Ledger

For the Period From Aug 1, 2022 to Aug 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	8/1/22	Beginning Balance			4,399.80
	8/31/22	Current Period Change	768.00	11,000.00	-10,232.00
		Ending Balance			-5,832.20
21500 Loan(Chase)	8/1/22	Beginning Balance			-1,183,990.81
	8/31/22	Current Period Change	2,516.36		2,516.36
		Ending Balance			-1,181,474.45
22000 Loan(CS-interest)	8/1/22	Beginning Balance			-165,065.83
	8/31/22	Ending Balance			-165,065.83
23000 Loan(CS)	8/1/22	Beginning Balance			-3,318,141.97
	8/31/22	Current Period Change		226.67	-226.67
		Ending Balance			-3,318,368.64
24000 Interest Payable(CS)	8/1/22	Beginning Balance			-105,726.50
	8/31/22	Ending Balance			-105,726.50
25000 SBA Loan	8/1/22	Beginning Balance			-44,900.00
	8/31/22	Ending Balance			-44,900.00
39005 Retained Earnings	8/1/22	Beginning Balance			295,699.04
	8/31/22	Ending Balance			295,699.04
40000 Rental Income	8/1/22	Beginning Balance			-72,800.00
	8/31/22	Current Period Change		11,400.00	-11,400.00
		Ending Balance			-84,200.00
40200 Management Fees	8/1/22	Beginning Balance			-5,004.00
	8/31/22	Current Period Change		768.00	-768.00
		Ending Balance			-5,772.00
60100 Promotion	8/1/22	Beginning Balance			1,942.17
	8/31/22	Current Period Change	38.39		38.39
		Ending Balance			1,980.56
61000 Travel	8/1/22	Beginning Balance			1,885.27
	8/31/22	Ending Balance			1,885.27
62000 Bank Charges	8/1/22	Beginning Balance			150.00
	8/31/22	Current Period Change	15.00		15.00
		Ending Balance			165.00

Charles Henry Properties,LLC

General Ledger

For the Period From Aug 1, 2022 to Aug 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
67000 Insurance Expense	8/1/22	Beginning Balance			7,018.08
	8/31/22	Ending Balance			7,018.08
67500 Interest Expense	8/1/22	Beginning Balance			18,752.79
	8/31/22	Current Period Change	3,547.04		3,547.04
		Ending Balance			22,299.83
68500 Legal and Professional Ex	8/1/22	Beginning Balance			750.00
	8/31/22	Ending Balance			750.00
70000 Repair & Maintenance Ex	8/1/22	Beginning Balance			3,152.66
	8/31/22	Ending Balance			3,152.66
72500 Penalties and Fines Exp	8/1/22	Beginning Balance			130.00
	8/31/22	Ending Balance			130.00
73200 Real Estate Tax	8/1/22	Beginning Balance			43,115.56
	8/31/22	Ending Balance			43,115.56
74000 Rent Expense	8/1/22	Beginning Balance			12,000.00
	8/31/22	Current Period Change	2,000.00		2,000.00
		Ending Balance			14,000.00
74600 Extermination Services	8/1/22	Beginning Balance			816.54
	8/31/22	Ending Balance			816.54
78000 Utilities Expense	8/1/22	Beginning Balance			5,477.20
	8/31/22	Current Period Change	561.51		561.51
		Ending Balance			6,038.71
79000 Water	8/1/22	Beginning Balance			520.33
	8/31/22	Ending Balance			520.33

Charles Henry Properties, LLC

Customer Ledgers

For the Period From Aug 1, 2022 to Aug 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	8/1/22	Balance Fwd				15,490.89
11 Austen Vernon	8/1/22	Balance Fwd				2,100.00
	8/1/22	862	SJ	2,100.00		4,200.00
	8/1/22	072022	CRJ		2,100.00	2,100.00
13 NY Finest Dry Cleaners Inc.	8/1/22	Balance Fwd				108,200.47
19 Kiley Smith	8/1/22	861	SJ	2,300.00		2,300.00
	8/10/22	330	CRJ		2,300.00	0.00
21 Scott Sorriello	8/1/22	Balance Fwd				2,200.00
	8/3/22	192	CRJ		2,200.00	0.00
	8/15/22	865	SJ	2,200.00		2,200.00
	8/22/22	082222	CRJ		2,200.00	0.00
22 Carlos Valdivia	8/1/22	863	SJ	2,350.00		2,350.00
	8/1/22	070122	CRJ		2,350.00	0.00
	8/18/22	1080/1081	CRJ		4,700.00	-4,700.00
24 Rithik Yelisetty	8/1/22	864	SJ	2,450.00		2,450.00
	8/3/22	8420044	CRJ		2,450.00	0.00

Charles Henry Properties,LLC**Invoice Register**

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

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
861	8/1/22		Kiley Smith	2,300.00
862	8/1/22		Austen Vernon	2,100.00
863	8/1/22		Carlos Valdivia	2,350.00
864	8/1/22		Rithik Yelisetty	2,450.00
865	8/15/22		Scott Sorriilo	2,200.00
Total				11,400.00

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

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

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
8/1/22	11000 10200	072022	Invoice: 857 Austen Vernon	2,100.00	2,100.00
8/1/22	11000 10200	070122	Invoice: 863 Carlos Valdivia	2,350.00	2,350.00
8/3/22	11000 10200	192	Invoice: 860 Scott Sorriilo	2,200.00	2,200.00
8/3/22	11000 10200	8420044	Invoice: 864 Rithik Yelisetty	2,450.00	2,450.00
8/10/22	11000 10200	330	Invoice: 861 Kiley Smith	2,300.00	2,300.00
8/18/22	11000 10200	1080/1081	Invoice: 863 Carlos Valdivia	4,700.00	4,700.00
8/22/22	11000 10200	082222	Invoice: 865 Scott Sorriilo	2,200.00	2,200.00
				18,300.00	18,300.00

Charles Henry Properties,LLC**Purchase Journal****For the Period From Aug 1, 2022 to Aug 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
8/1/22	74000 Rent Expense 20000 Accounts Payable	267	Simons HK Properties LLC	2,000.00	2,000.00
8/19/22	60100 Promotion 20000 Accounts Payable	081922	Capital One Bank(USA), N.A.	38.39	38.39
8/19/22	78000 Utilities Expense 20000 Accounts Payable	081922	Con Edison Co. of NY Inc.	381.56	381.56
8/19/22	78000 Utilities Expense 20000 Accounts Payable	081822	Con Edison Co. of NY Inc.	179.95	179.95
				2,599.90	2,599.90

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
145	8/18/22	Simons HK Properties LL	10200	4,000.00
146	8/19/22	Con Edison Co. of NY Inc	10200	381.56
147	8/19/22	Con Edison Co. of NY Inc	10200	179.95
148	8/19/22	Capital One Bank(USA),	10200	38.39
Total				4,599.90

Charles Henry Properties,LLC

Aged Payables

As of Aug 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
3	010120					
Cash	020120				574.97	574.97
	030120				280.00	280.00
	120120				350.00	350.00
	123120				2,221.86	2,221.86
	123121				400.00	400.00
	752/764				2,451.98	2,451.98
					804.92	804.92
3						
Cash					7,083.73	7,083.73
Report Total					7,083.73	7,083.73