

Charles Henry Properties,LLC
Balance Sheet
September 30, 2022

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	19,019.34
Cash/Securities(TD Ameritrade)		10,329.39
Unrealized Losses(TD)		2,435.56
Escrow(Chase)		27,007.78
Depoits(ConEd)		565.00
Accounts Receivable		116,641.36
Loan Receivable(CS)		84,680.00
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		820,481.18
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>4,531,830.95</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	7,083.73
Security Depoist		9,799.77
Management Fee Advances		4,303.82
Total Current Liabilities		21,187.32
Long-Term Liabilities		
Loan(Chase)		1,178,950.55
Loan(CS-interest)		165,065.83
Loan(CS)		3,318,634.90
Interest Payable(CS)		105,726.50
SBA Loan		44,900.00
Total Long-Term Liabilities		4,813,277.78
Total Liabilities		4,834,465.10
Capital		
Retained Earnings		<295,699.04>
Net Income		<6,935.11>
Total Capital		<302,634.15>
Total Liabilities & Capital	\$	<u>4,531,830.95</u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Nine Months Ending September 30, 2022

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 11,400.00	96.74	\$ 95,600.00	93.95
Management Fees	384.00	3.26	6,156.00	6.05
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	11,784.00	100.00	101,756.00	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	11,784.00	100.00	101,756.00	100.00
Expenses				
Administrative Expense	0.00	0.00	0.00	0.00
Promotion	150.10	1.27	2,130.66	2.09
Amortization Expense	0.00	0.00	0.00	0.00
Travel	206.04	1.75	2,091.31	2.06
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	165.00	0.16
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	184.35	1.56	7,202.43	7.08
Interest Expense	3,539.50	30.04	25,839.33	25.39
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	750.00	0.74
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	3.10
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	0.13
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	43,115.56	42.37
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	16.97	16,000.00	15.72
Garbage Service	0.00	0.00	0.00	0.00
Repairs&Maintenance Expense	0.00	0.00	0.00	0.00
Extermination Services	140.18	1.19	956.72	0.94

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Nine Months Ending September 30, 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	598.40	5.08	6,637.11	6.52
Water	0.00	0.00	520.33	0.51
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	6,818.57	57.86	108,691.11	106.82
Net Income	\$ 4,965.43	42.14	\$ <6,935.11>	<6.82>

Charles Henry Properties,LLC
General Ledger Trial Balance

As of Sep 30, 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)	19,019.34	
10400	Cash/Securities(TD Ameritr	10,329.39	
10420	Unrealized Losses(TD)	2,435.56	
10500	Escrow(Chase)	27,007.78	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	116,641.36	
13000	Loan Receivable(CS)	84,680.00	
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		4,303.82
21500	Loan(Chase)		1,178,950.55
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,318,634.90
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,900.00
39005	Retained Earnings	295,699.04	
40000	Rental Income		95,600.00
40200	Management Fees		6,156.00
60100	Promotion	2,130.66	
61000	Travel	2,091.31	
62000	Bank Charges	165.00	
67000	Insurance Expense	7,202.43	
67500	Interest Expense	25,839.33	
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	16,000.00	
74600	Extermination Services	956.72	
78000	Utilities Expense	6,637.11	
79000	Water	520.33	
	Total:	4,936,221.10	4,936,221.10

Charles Henry Properties,LLC

General Journal

For the Period From Sep 1, 2022 to Sep 30, 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
9/1/22	10200	090122			13,535.09
	21500			2,523.90	
	67500			3,539.50	
	10500			7,471.69	
9/1/22	10200	081922			140.10
	60100			140.10	
9/15/22	10200	091522		266.26	
	23000				266.26
9/30/22	10400	093022			11,000.00
	13000			6,000.00	
	10200			5,000.00	
	20600			384.00	
	40200				384.00
		Total		25,325.45	25,325.45

Charles Henry Properties,LLC

General Ledger

For the Period From Sep 1, 2022 to Sep 30, 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)	9/1/22	Beginning Balance			15,861.62
		Current Period Change	21,116.26	17,958.54	3,157.72
	9/30/22	Ending Balance			19,019.34
10400 Cash/Securities(TD Ameri	9/1/22	Beginning Balance			21,329.39
		Current Period Change		11,000.00	-11,000.00
	9/30/22	Ending Balance			10,329.39
10420 Unrealized Losses(TD)	9/1/22	Beginning Balance			2,435.56
	9/30/22	Ending Balance			2,435.56
10500 Escrow(Chase)	9/1/22	Beginning Balance			19,536.09
		Current Period Change	7,471.69		7,471.69
	9/30/22	Ending Balance			27,007.78
10700 Depoits(ConEd)	9/1/22	Beginning Balance			565.00
	9/30/22	Ending Balance			565.00
11000 Accounts Receivable	9/1/22	Beginning Balance			121,091.36
		Current Period Change	16,100.00	20,550.00	-4,450.00
	9/30/22	Ending Balance			116,641.36
13000 Loan Receivable(CS)	9/1/22	Beginning Balance			78,680.00
		Current Period Change	6,000.00		6,000.00
	9/30/22	Ending Balance			84,680.00
14000 Loan Receivable(CS(MS)-	9/1/22	Beginning Balance			165,000.00
	9/30/22	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	9/1/22	Beginning Balance			46,000.00
	9/30/22	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	9/1/22	Beginning Balance			348,802.75
	9/30/22	Ending Balance			348,802.75
15500 Building	9/1/22	Beginning Balance			3,711,349.77
	9/30/22	Ending Balance			3,711,349.77
20000 Accounts Payable	9/1/22	Beginning Balance			-7,083.73
		Current Period Change	4,283.35	4,283.35	-7,083.73
	9/30/22	Ending Balance			-7,083.73
20500 Security Depoist	9/1/22	Beginning Balance			-9,799.77

Charles Henry Properties, LLC

General Ledger

For the Period From Sep 1, 2022 to Sep 30, 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
	9/30/22	Ending Balance			-9,799.77
20600 Management Fee Advance	9/1/22	Beginning Balance			-5,832.20
		Current Period Change	1,528.38		1,528.38
	9/30/22	Ending Balance			-4,303.82
21500 Loan(Chase)	9/1/22	Beginning Balance			-1,181,474.45
		Current Period Change	2,523.90		2,523.90
	9/30/22	Ending Balance			-1,178,950.55
22000 Loan(CS-interest)	9/1/22	Beginning Balance			-165,065.83
	9/30/22	Ending Balance			-165,065.83
23000 Loan(CS)	9/1/22	Beginning Balance			-3,318,368.64
		Current Period Change		266.26	-266.26
	9/30/22	Ending Balance			-3,318,634.90
24000 Interest Payable(CS)	9/1/22	Beginning Balance			-105,726.50
	9/30/22	Ending Balance			-105,726.50
25000 SBA Loan	9/1/22	Beginning Balance			-44,900.00
	9/30/22	Ending Balance			-44,900.00
39005 Retained Earnings	9/1/22	Beginning Balance			295,699.04
	9/30/22	Ending Balance			295,699.04
40000 Rental Income	9/1/22	Beginning Balance			-84,200.00
		Current Period Change		11,400.00	-11,400.00
	9/30/22	Ending Balance			-95,600.00
40200 Management Fees	9/1/22	Beginning Balance			-5,772.00
		Current Period Change		384.00	-384.00
	9/30/22	Ending Balance			-6,156.00
60100 Promotion	9/1/22	Beginning Balance			1,980.56
		Current Period Change	150.10		150.10
	9/30/22	Ending Balance			2,130.66
61000 Travel	9/1/22	Beginning Balance			1,885.27
		Current Period Change	206.04		206.04
	9/30/22	Ending Balance			2,091.31
62000 Bank Charges	9/1/22	Beginning Balance			165.00
	9/30/22	Ending Balance			165.00

Charles Henry Properties,LLC
General Ledger

For the Period From Sep 1, 2022 to Sep 30, 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	9/1/22	Beginning Balance			7,018.08
	9/30/22	Current Period Change	184.35		184.35
		Ending Balance			7,202.43
67500 Interest Expense	9/1/22	Beginning Balance			22,299.83
	9/30/22	Current Period Change	3,539.50		3,539.50
		Ending Balance			25,839.33
68500 Legal and Professional Ex	9/1/22	Beginning Balance			750.00
	9/30/22	Ending Balance			750.00
70000 Repair & Maintenance Ex	9/1/22	Beginning Balance			3,152.66
	9/30/22	Ending Balance			3,152.66
72500 Penalties and Fines Exp	9/1/22	Beginning Balance			130.00
	9/30/22	Ending Balance			130.00
73200 Real Estate Tax	9/1/22	Beginning Balance			43,115.56
	9/30/22	Ending Balance			43,115.56
74000 Rent Expense	9/1/22	Beginning Balance			14,000.00
	9/30/22	Current Period Change	2,000.00		2,000.00
		Ending Balance			16,000.00
74600 Extermination Services	9/1/22	Beginning Balance			816.54
	9/30/22	Current Period Change	140.18		140.18
		Ending Balance			956.72
78000 Utilities Expense	9/1/22	Beginning Balance			6,038.71
	9/30/22	Current Period Change	598.40		598.40
		Ending Balance			6,637.11
79000 Water	9/1/22	Beginning Balance			520.33
	9/30/22	Ending Balance			520.33

Charles Henry Properties, LLC**Customer Ledgers**

For the Period From Sep 1, 2022 to Sep 30, 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	9/1/22	Balance Fwd				15,490.89
11 Austen Vernon	9/1/22	Balance Fwd				2,100.00
	9/1/22	866	SJ	2,100.00		4,200.00
	9/1/22	081922	CRJ		2,100.00	2,100.00
	9/22/22	092222	CRJ		2,100.00	0.00
13 NY Finest Dry Cleaners Inc.	9/1/22	Balance Fwd				108,200.47
19 Kiley Smith	9/1/22	867	SJ	2,300.00		2,300.00
	9/15/22	332	CRJ		2,300.00	0.00
21 Scott Sorillo	9/15/22	868	SJ	2,200.00		2,200.00
	9/19/22	194	CRJ		2,200.00	0.00
22 Carlos Valdivia	9/1/22	Balance Fwd				-4,700.00
	9/1/22	869	SJ	2,350.00		-2,350.00
	9/1/22	1083/1086	CRJ		4,700.00	-7,050.00
24 Rithik Yelisetty	9/1/22	870	SJ	2,450.00		2,450.00
	9/15/22	302	CRJ		2,450.00	0.00

Charles Henry Properties, LLC
Invoice Register
For the Period From Sep 1, 2022 to Sep 30, 2022

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
866	9/1/22		Austen Vernon	2,100.00
867	9/1/22		Kiley Smith	2,300.00
868	9/15/22		Scott Sorriilo	2,200.00
869	9/1/22		Carlos Vakdivia	2,350.00
870	9/1/22		Rithik Yelisetty	2,450.00
Total				11,400.00

Charles Henry Properties,LLC

Cash Receipts Journal

For the Period From Sep 1, 2022 to Sep 30, 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
9/1/22	11000 10200	081922	Invoice: 862 Austen Vernon	2,100.00	2,100.00
9/1/22	11000 11000 10200	1083/1086	Invoice: 863 Invoice: 869 Carlos Valdivia	4,700.00 4,700.00	9,400.00
9/15/22	11000 10200	332	Invoice: 867 Kiley Smith	2,300.00	2,300.00
9/15/22	11000 10200	302	Invoice: 870 Rithik Yelisetty	2,450.00	2,450.00
9/19/22	11000 10200	194	Invoice: 868 Scott Sorriilo	2,200.00	2,200.00
9/22/22	11000 10200	092222	Invoice: 866 Austen Vernon	2,100.00	2,100.00
				20,550.00	20,550.00

Charles Henry Properties,LLC
Purchase Journal
For the Period From Sep 1, 2022 to Sep 30, 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
9/1/22	20600 Management Fee Advances 20000 Accounts Payable	090122	534 West 42nd Street Condo Ass	1,144.38	1,144.38
9/1/22	61000 Travel 20000 Accounts Payable	090122	AT&T Universal Card	206.04	206.04
9/7/22	74600 Extermination Services 20000 Accounts Payable	2932395	Assured Environmnets	140.18	140.18
9/8/22	74000 Rent Expense 20000 Accounts Payable	270	Simons HK Properties LLC	2,000.00	2,000.00
9/15/22	60100 Promotion 20000 Accounts Payable	091522	Capital One Bank(USA), N.A.	10.00	10.00
9/15/22	67000 Insurance Expense 20000 Accounts Payable	091522	Amtrust North America	184.35	184.35
9/15/22	78000 Utilities Expense 20000 Accounts Payable	091522	Con Edison Co. of NY Inc.	396.34	396.34
9/15/22	78000 Utilities Expense 20000 Accounts Payable	091422	Con Edison Co. of NY Inc.	202.06	202.06
				<u>4,283.35</u>	<u>4,283.35</u>

Charles Henry Properties,LLC**Check Register****For the Period From Sep 1, 2022 to Sep 30, 2022**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
149	9/1/22	534 West 42nd Street Con	10200	1,144.38
150	9/1/22	AT&T Universal Card	10200	206.04
1010	9/8/22	Simons HK Properties LL	10200	2,000.00
1011	9/15/22	Amtrust North America	10200	184.35
1012	9/15/22	Capital One Bank(USA).	10200	10.00
1013	9/15/22	Assured Environmnets	10200	140.18
1014	9/15/22	Con Edison Co. of NY Inc	10200	396.34
1015	9/15/22	Con Edison Co. of NY Inc	10200	202.06
Total				4,283.35

Charles Henry Properties,LLC

Aged Payables

As of Sep 30, 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				574.97	574.97
Cash	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					7,083.73	7,083.73
Cash						
Report Total					7,083.73	7,083.73