

Charles Henry Properties, LLC
Balance Sheet
October 31, 2022

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	13,684.84
Cash/Securities(TD Ameritrade)		10,329.39
Unrealized Losses(TD)		2,435.56
Escrow(Chase)		34,479.47
Deposits(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)		347,802.75
Total Current Assets		821,618.37
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>4,532,968.14</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	7,083.73
Security Deposit		9,799.77
Management Fee Advances		2,775.44
Total Current Liabilities		19,658.94
Long-Term Liabilities		
Loan(Chase)		1,176,419.09
Loan(CS-interest)		165,065.83
Loan(CS)		3,318,491.41
Interest Payable(CS)		105,726.50
SBA Loan		44,900.00
Total Long-Term Liabilities		4,810,602.83
Total Liabilities		4,830,261.77
Capital		
Retained Earnings		<295,699.04>
Net Income		<1,594.59>
Total Capital		<297,293.63>
Total Liabilities & Capital	\$	<u><u>4,532,968.14</u></u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Ten Months Ending October 31, 2022

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 11,900.00	96.87	\$ 107,500.00	94.27
Management Fees	384.00	3.13	6,540.00	5.73
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	12,284.00	100.00	114,040.00	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	12,284.00	100.00	114,040.00	100.00
Expenses				
Administrative Expense	0.00	0.00	0.00	0.00
Promotion	352.82	2.87	2,483.48	2.18
Amortization Expense	0.00	0.00	0.00	0.00
Travel	0.00	0.00	2,091.31	1.83
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	15.00	0.12	180.00	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	592.78	4.83	7,795.21	6.84
Interest Expense	3,531.94	28.75	29,371.27	25.76
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	750.00	0.66
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	2.76
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	0.11
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	37.81
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	16.28	18,000.00	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	0.84

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Ten Months Ending October 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	450.94	3.67	7,088.05	6.22
Water	0.00	0.00	520.33	0.46
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	6,943.48	56.52	115,634.59	101.40
Net Income	\$ 5,340.52	43.48	\$ <1,594.59>	<1.40>

Charles Henry Properties,LLC
General Ledger Trial Balance
 As of Oct 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)	13,684.84	
10400	Cash/Securities(TD Ameritr	10,329.39	
10420	Unrealized Losses(TD)	2,435.56	
10500	Escrow(Chase)	34,479.47	
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	347,802.75	
15500	Building	3,711,349.77	
20000	Accounts Payable		7,083.73
20500	Security Depoist		9,799.77
20600	Management Fee Advances		2,775.44
21500	Loan(Chase)		1,176,419.09
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,318,491.41
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,900.00
39005	Retained Earnings	295,699.04	
40000	Rental Income		107,500.00
40200	Management Fees		6,540.00
60100	Promotion	2,483.48	
61000	Travel	2,091.31	
62000	Bank Charges	180.00	
67000	Insurance Expense	7,795.21	
67500	Interest Expense	29,371.27	
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	18,000.00	
74600	Extermination Services	956.72	
78000	Utilities Expense	7,088.05	
79000	Water	520.33	
	Total:	4,944,301.77	4,944,301.77

Charles Henry Properties,LLC**General Journal**

For the Period From Oct 1, 2022 to Oct 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
10/1/22	10200	100122			13,535.09
	21500			2,531.46	
	10500			7,471.69	
	67500			3,531.94	
10/1/22	10200	093022			15.00
	62000			15.00	
10/18/22	10200	101822		390.00	
	23000				390.00
10/26/22	10200	102622		1,000.00	
	14200				1,000.00
10/27/22	20600	102722		384.00	
	40200				384.00
		Total		15,324.09	15,324.09

Charles Henry Properties,LLC
General Ledger

For the Period From Oct 1, 2022 to Oct 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)	10/1/22	Beginning Balance			19,019.34
		Current Period Change	13,290.00	18,624.50	-5,334.50
	10/31/22	Ending Balance			13,684.84
10400 Cash/Securities(TD Ameri	10/1/22	Beginning Balance			10,329.39
	10/31/22	Ending Balance			10,329.39
10420 Unrealized Losses(TD)	10/1/22	Beginning Balance			2,435.56
	10/31/22	Ending Balance			2,435.56
10500 Escrow(Chase)	10/1/22	Beginning Balance			27,007.78
		Current Period Change	7,471.69		7,471.69
	10/31/22	Ending Balance			34,479.47
10700 Depoits(ConEd)	10/1/22	Beginning Balance			565.00
	10/31/22	Ending Balance			565.00
11000 Accounts Receivable	10/1/22	Beginning Balance			116,641.36
		Current Period Change	18,950.00	18,950.00	
	10/31/22	Ending Balance			116,641.36
13000 Loan Receivable(CS)	10/1/22	Beginning Balance			84,680.00
	10/31/22	Ending Balance			84,680.00
14000 Loan Receivable(CS(MS)-	10/1/22	Beginning Balance			165,000.00
	10/31/22	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	10/1/22	Beginning Balance			46,000.00
	10/31/22	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	10/1/22	Beginning Balance			348,802.75
		Current Period Change		1,000.00	-1,000.00
	10/31/22	Ending Balance			347,802.75
15500 Building	10/1/22	Beginning Balance			3,711,349.77
	10/31/22	Ending Balance			3,711,349.77
20000 Accounts Payable	10/1/22	Beginning Balance			-7,083.73
		Current Period Change	5,074.41	5,074.41	
	10/31/22	Ending Balance			-7,083.73
20500 Security Depoist	10/1/22	Beginning Balance			-9,799.77
	10/31/22	Ending Balance			-9,799.77

Charles Henry Properties, LLC

General Ledger

For the Period From Oct 1, 2022 to Oct 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	10/1/22	Beginning Balance			-4,303.82
		Current Period Change	1,528.38		1,528.38
	10/31/22	Ending Balance			-2,775.44
21500 Loan(Chase)	10/1/22	Beginning Balance			-1,178,950.55
		Current Period Change	2,531.46		2,531.46
	10/31/22	Ending Balance			-1,176,419.09
22000 Loan(CS-interest)	10/1/22	Beginning Balance			-165,065.83
	10/31/22	Ending Balance			-165,065.83
23000 Loan(CS)	10/1/22	Beginning Balance			-3,318,634.90
		Current Period Change	533.49	390.00	143.49
	10/31/22	Ending Balance			-3,318,491.41
24000 Interest Payable(CS)	10/1/22	Beginning Balance			-105,726.50
	10/31/22	Ending Balance			-105,726.50
25000 SBA Loan	10/1/22	Beginning Balance			-44,900.00
	10/31/22	Ending Balance			-44,900.00
39005 Retained Earnings	10/1/22	Beginning Balance			295,699.04
	10/31/22	Ending Balance			295,699.04
40000 Rental Income	10/1/22	Beginning Balance			-95,600.00
		Current Period Change		11,900.00	-11,900.00
	10/31/22	Ending Balance			-107,500.00
40200 Management Fees	10/1/22	Beginning Balance			-6,156.00
		Current Period Change		384.00	-384.00
	10/31/22	Ending Balance			-6,540.00
60100 Promotion	10/1/22	Beginning Balance			2,130.66
		Current Period Change	352.82		352.82
	10/31/22	Ending Balance			2,483.48
61000 Travel	10/1/22	Beginning Balance			2,091.31
	10/31/22	Ending Balance			2,091.31
62000 Bank Charges	10/1/22	Beginning Balance			165.00
		Current Period Change	15.00		15.00
	10/31/22	Ending Balance			180.00

Charles Henry Properties, LLC

General Ledger

For the Period From Oct 1, 2022 to Oct 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	10/1/22	Beginning Balance			7,202.43
	10/31/22	Current Period Change	592.78		592.78
	10/31/22	Ending Balance			7,795.21
67500 Interest Expense	10/1/22	Beginning Balance			25,839.33
	10/31/22	Current Period Change	3,531.94		3,531.94
	10/31/22	Ending Balance			29,371.27
68500 Legal and Professional Ex	10/1/22	Beginning Balance			750.00
	10/31/22	Ending Balance			750.00
70000 Repair & Maintenance Ex	10/1/22	Beginning Balance			3,152.66
	10/31/22	Ending Balance			3,152.66
72500 Penalties and Fines Exp	10/1/22	Beginning Balance			130.00
	10/31/22	Ending Balance			130.00
73200 Real Estate Tax	10/1/22	Beginning Balance			43,115.56
	10/31/22	Ending Balance			43,115.56
74000 Rent Expense	10/1/22	Beginning Balance			16,000.00
	10/31/22	Current Period Change	2,000.00		2,000.00
	10/31/22	Ending Balance			18,000.00
74600 Extermination Services	10/1/22	Beginning Balance			956.72
	10/31/22	Ending Balance			956.72
78000 Utilities Expense	10/1/22	Beginning Balance			6,637.11
	10/31/22	Current Period Change	450.94		450.94
	10/31/22	Ending Balance			7,088.05
79000 Water	10/1/22	Beginning Balance			520.33
	10/31/22	Ending Balance			520.33

Charles Henry Properties,LLC**Customer Ledgers**

For the Period From Oct 1, 2022 to Oct 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	10/1/22	Balance Fwd				15,490.89
11 Austen Vernon	10/1/22	871	SJ	2,100.00		2,100.00
	10/20/22	102022	CRJ		2,100.00	0.00
13 NY Finest Dry Cleaners Inc.	10/1/22	Balance Fwd				108,200.47
19 Kiley Smith	10/1/22	873	SJ	2,300.00		2,300.00
	10/6/22	333	CRJ		2,300.00	0.00
21 Scott Sorriilo	10/15/22	876	SJ	2,700.00		2,700.00
	10/24/22	102422	CRJ		2,700.00	0.00
22 Carlos Valdivia	10/1/22	Balance Fwd				-7,050.00
	10/1/22	875	SJ	2,350.00		-4,700.00
	10/1/22	090122	CRJ		2,350.00	-7,050.00
24 Rithik Yelisetty	10/1/22	873	SJ	2,450.00		2,450.00
	10/1/22	100122	CRJ		2,450.00	0.00

Charles Henry Properties,LLC**Invoice Register**

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

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
871	10/1/22		Austen Vernon	2,100.00
873	10/1/22		Kiley Smith	2,300.00
873	10/1/22		Rithik Yelisetty	2,450.00
875	10/1/22		Carlos Valdivia	2,350.00
876	10/15/22		Scott Sorriilo	2,700.00
Total				11,900.00

Charles Henry Properties,LLC

Cash Receipts Journal

For the Period From Oct 1, 2022 to Oct 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
10/1/22	11000 10200	100122	Invoice: 873 Rithik Yelisetty	2,450.00	2,450.00
10/1/22	11000 11000 10200	090122	Invoice: 869 Invoice: 875 Carlos Valdivia	7,050.00 2,350.00	9,400.00
10/6/22	11000 10200	333	Invoice: 873 Kiley Smith	2,300.00	2,300.00
10/20/22	11000 10200	102022	Invoice: 871 Austen Vernon	2,100.00	2,100.00
10/24/22	11000 10200	102422	Invoice: 876 Scott Sorriilo	2,700.00	2,700.00
				18,950.00	18,950.00

Charles Henry Properties, LLC
Purchase Journal
For the Period From Oct 1, 2022 to Oct 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
10/6/22	20600 Management Fee Advances 20000 Accounts Payable	100122	534 West 42nd Street Condo Ass	1,144.38	1,144.38
10/7/22	74000 Rent Expense 20000 Accounts Payable	272	Simons HK Properties LLC	2,000.00	2,000.00
10/7/22	60100 Promotion 20000 Accounts Payable	100722	AT&T Universal Card	40.10	40.10
10/7/22	60100 Promotion 20000 Accounts Payable	102222	Cardmember Service	54.34	54.34
10/17/22	23000 Loan(CS) 20000 Accounts Payable	47442	Target Security Systems LLC	533.49	533.49
10/17/22	67000 Insurance Expense 20000 Accounts Payable	101722	Amtrust North America	592.78	592.78
10/17/22	78000 Utilities Expense 20000 Accounts Payable	101722	Con Edison Co. of NY Inc.	450.94	450.94
10/17/22	60100 Promotion 20000 Accounts Payable	101722	Capital One Bank(USA), N.A.	258.38	258.38
				<u>5,074.41</u>	<u>5,074.41</u>

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1016	10/6/22	534 West 42nd Street Con	10200	1,144.38
1017	10/7/22	Simons HK Properties LL	10200	2,000.00
151	10/7/22	AT&T Universal Card	10200	40.10
1018	10/7/22	Cardmember Service	10200	54.34
1019	10/17/22	Target Security Systems L	10200	533.49
1020	10/17/22	Amtrust North America	10200	592.78
1021	10/17/22	Con Edison Co. of NY Inc	10200	450.94
1022	10/17/22	Capital One Bank(USA),	10200	258.38
Total				<u>5,074.41</u>

Charles Henry Properties,LLC**Aged Payables**

As of Oct 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				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