

Charles Henry Properties, LLC
Balance Sheet
November 30, 2022

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	9,748.79
Cash/Securities(TD Ameritrade)		10,329.39
Unrealized Losses(TD)		2,435.56
Escrow(Chase)		38,003.83
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)		347,802.75
Total Current Assets		821,206.68
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>4,532,556.45</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	7,083.73
Security Depoist		9,799.77
Management Fee Advances		3,911.06
Total Current Liabilities		20,794.56
Long-Term Liabilities		
Loan(Chase)		1,173,880.05
Loan(CS-interest)		165,065.83
Loan(CS)		3,318,491.41
Interest Payable(CS)		105,726.50
SBA Loan		44,819.00
Total Long-Term Liabilities		4,807,982.79
Total Liabilities		4,828,777.35
Capital		
Retained Earnings		<295,699.04>
Net Income		<521.86>
Total Capital		<296,220.90>
Total Liabilities & Capital	\$	<u>4,532,556.45</u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Eleven Months Ending November 30, 2022

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 11,900.00	96.87	\$ 119,400.00	94.52
Management Fees	384.00	3.13	6,924.00	5.48
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	126,324.00	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	126,324.00	100.00
Expenses				
Administrative Expense	0.00	0.00	0.00	0.00
Promotion	402.13	3.27	2,885.61	2.28
Amortization Expense	0.00	0.00	0.00	0.00
Travel	0.00	0.00	2,091.31	1.66
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	180.00	0.14
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	8,387.99	6.64
Interest Expense	7,610.69	61.96	36,981.96	29.28
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	750.00	0.59
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	2.50
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	0.10
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	34.13
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	20,000.00	15.83
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	0.76

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Eleven Months Ending November 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	382.93	3.12	7,470.98	5.91
Water	222.74	1.81	743.07	0.59
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	11,211.27	91.27	126,845.86	100.41
Net Income	\$ 1,072.73	8.73	\$ <521.86>	<0.41>

Charles Henry Properties,LLC
General Ledger Trial Balance

As of Nov 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)	9,748.79	
10400	Cash/Securities(TD Ameritr	10,329.39	
10420	Unrealized Losses(TD)	2,435.56	
10500	Escrow(Chase)	38,003.83	
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		3,911.06
21500	Loan(Chase)		1,173,880.05
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,318,491.41
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,819.00
39005	Retained Earnings	295,699.04	
40000	Rental Income		119,400.00
40200	Management Fees		6,924.00
60100	Promotion	2,885.61	
61000	Travel	2,091.31	
62000	Bank Charges	180.00	
67000	Insurance Expense	8,387.99	
67500	Interest Expense	36,981.96	
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	20,000.00	
74600	Extermination Services	956.72	
78000	Utilities Expense	7,470.98	
79000	Water	743.07	
	Total:	4,955,101.35	4,955,101.35

Charles Henry Properties,LLC**General Journal**

For the Period From Nov 1, 2022 to Nov 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
11/1/22	10200	110122		2,664.00	
	20600				2,664.00
	10200				13,535.09
	21500			2,539.04	
	10500			3,524.36	
	67500			7,471.69	
11/8/22	10200	110822			220.00
	67500			139.00	
	25000			81.00	
11/30/22	20600	113022		384.00	
	40200				384.00
		Total		16,803.09	16,803.09

Charles Henry Properties, LLC
General Ledger

For the Period From Nov 1, 2022 to Nov 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)	11/1/22	Beginning Balance			13,684.84
		Current Period Change	14,564.00	18,500.05	-3,936.05
	11/30/22	Ending Balance			9,748.79
10400 Cash/Securities(TD Ameri	11/1/22	Beginning Balance			10,329.39
	11/30/22	Ending Balance			10,329.39
10420 Unrealized Losses(TD)	11/1/22	Beginning Balance			2,435.56
	11/30/22	Ending Balance			2,435.56
10500 Escrow(Chase)	11/1/22	Beginning Balance			34,479.47
		Current Period Change	3,524.36		3,524.36
	11/30/22	Ending Balance			38,003.83
10700 Deposits(ConEd)	11/1/22	Beginning Balance			565.00
	11/30/22	Ending Balance			565.00
11000 Accounts Receivable	11/1/22	Beginning Balance			116,641.36
		Current Period Change	18,950.00	18,950.00	
	11/30/22	Ending Balance			116,641.36
13000 Loan Receivable(CS)	11/1/22	Beginning Balance			84,680.00
	11/30/22	Ending Balance			84,680.00
14000 Loan Receivable(CS(MS)-	11/1/22	Beginning Balance			165,000.00
	11/30/22	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	11/1/22	Beginning Balance			46,000.00
	11/30/22	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	11/1/22	Beginning Balance			347,802.75
	11/30/22	Ending Balance			347,802.75
15500 Building	11/1/22	Beginning Balance			3,711,349.77
	11/30/22	Ending Balance			3,711,349.77
20000 Accounts Payable	11/1/22	Beginning Balance			-7,083.73
		Current Period Change	4,744.96	4,744.96	
	11/30/22	Ending Balance			-7,083.73
20500 Security Depoist	11/1/22	Beginning Balance			-9,799.77
	11/30/22	Ending Balance			-9,799.77

Charles Henry Properties,LLC
General Ledger

For the Period From Nov 1, 2022 to Nov 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
20600 Management Fee Advance	11/1/22	Beginning Balance			-2,775.44
	11/30/22	Current Period Change	1,528.38	2,664.00	-1,135.62
		Ending Balance			-3,911.06
21500 Loan(Chase)	11/1/22	Beginning Balance			-1,176,419.09
	11/30/22	Current Period Change	2,539.04		2,539.04
		Ending Balance			-1,173,880.05
22000 Loan(CS-interest)	11/1/22	Beginning Balance			-165,065.83
	11/30/22	Ending Balance			-165,065.83
23000 Loan(CS)	11/1/22	Beginning Balance			-3,318,491.41
	11/30/22	Ending Balance			-3,318,491.41
24000 Interest Payable(CS)	11/1/22	Beginning Balance			-105,726.50
	11/30/22	Ending Balance			-105,726.50
25000 SBA Loan	11/1/22	Beginning Balance			-44,900.00
	11/30/22	Current Period Change	81.00		81.00
		Ending Balance			-44,819.00
39005 Retained Earnings	11/1/22	Beginning Balance			295,699.04
	11/30/22	Ending Balance			295,699.04
40000 Rental Income	11/1/22	Beginning Balance			-107,500.00
	11/30/22	Current Period Change		11,900.00	-11,900.00
		Ending Balance			-119,400.00
40200 Management Fees	11/1/22	Beginning Balance			-6,540.00
	11/30/22	Current Period Change		384.00	-384.00
		Ending Balance			-6,924.00
60100 Promotion	11/1/22	Beginning Balance			2,483.48
	11/30/22	Current Period Change	402.13		402.13
		Ending Balance			2,885.61
61000 Travel	11/1/22	Beginning Balance			2,091.31
	11/30/22	Ending Balance			2,091.31
62000 Bank Charges	11/1/22	Beginning Balance			180.00
	11/30/22	Ending Balance			180.00
67000	11/1/22	Beginning Balance			7,795.21

Charles Henry Properties,LLC

General Ledger

For the Period From Nov 1, 2022 to Nov 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
Insurance Expense					
	11/30/22	Current Period Change	592.78		592.78
		Ending Balance			8,387.99
67500 Interest Expense	11/1/22	Beginning Balance			29,371.27
	11/30/22	Current Period Change	7,610.69		7,610.69
		Ending Balance			36,981.96
68500 Legal and Professional Ex	11/1/22	Beginning Balance			750.00
	11/30/22	Ending Balance			750.00
70000 Repair & Maintenance Ex	11/1/22	Beginning Balance			3,152.66
	11/30/22	Ending Balance			3,152.66
72500 Penalties and Fines Exp	11/1/22	Beginning Balance			130.00
	11/30/22	Ending Balance			130.00
73200 Real Estate Tax	11/1/22	Beginning Balance			43,115.56
	11/30/22	Ending Balance			43,115.56
74000 Rent Expense	11/1/22	Beginning Balance			18,000.00
	11/30/22	Current Period Change	2,000.00		2,000.00
		Ending Balance			20,000.00
74600 Extermination Services	11/1/22	Beginning Balance			956.72
	11/30/22	Ending Balance			956.72
78000 Utilities Expense	11/1/22	Beginning Balance			7,088.05
	11/30/22	Current Period Change	382.93		382.93
		Ending Balance			7,470.98
79000 Water	11/1/22	Beginning Balance			520.33
	11/30/22	Current Period Change	222.74		222.74
		Ending Balance			743.07

Charles Henry Properties,LLC

Customer Ledgers

For the Period From Nov 1, 2022 to Nov 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	11/1/22	Balance Fwd				15,490.89
11 Austen Vernon	11/1/22	877	SJ	2,100.00		2,100.00
	11/23/22	112322	CRJ		2,100.00	0.00
13 NY Finest Dry Cleaners Inc.	11/1/22	Balance Fwd				108,200.47
19 Kiley Smith	11/1/22	878	SJ	2,300.00		2,300.00
	11/2/22	334	CRJ		2,300.00	0.00
21 Scott Sorriilo	11/15/22	881	SJ	2,700.00		2,700.00
	11/28/22	195	CRJ		2,700.00	0.00
22 Carlos Valdivia	11/1/22	Balance Fwd				-7,050.00
	11/1/22	879	SJ	2,350.00		-4,700.00
	11/2/22	1087	CRJ		2,350.00	-7,050.00
24 Rithik Yelisetty	11/1/22	880	SJ	2,450.00		2,450.00
	11/1/22	26547742	CRJ		2,450.00	0.00

Charles Henry Properties,LLC**Invoice Register**

For the Period From Nov 1, 2022 to Nov 30, 2022

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
877	11/1/22		Austen Vernon	2,100.00
878	11/1/22		Kiley Smith	2,300.00
879	11/1/22		Carlos Valdivia	2,350.00
880	11/1/22		Rithik Yelisetty	2,450.00
881	11/15/22		Scott Sorillo	2,700.00
Total				11,900.00

Charles Henry Properties,LLC

Cash Receipts Journal

For the Period From Nov 1, 2022 to Nov 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
11/1/22	11000 10200	26547742	Invoice: 880 Rithik Yelisetty	2,450.00	2,450.00
11/2/22	11000 10200	334	Invoice: 878 Kiley Smith	2,300.00	2,300.00
11/2/22	11000 11000 10200	1087	Invoice: 875 Invoice: 879 Carlos Valdivia	7,050.00 2,350.00	9,400.00
11/23/22	11000 10200	112322	Invoice: 877 Austen Vernon	2,100.00	2,100.00
11/28/22	11000 10200	195	Invoice: 881 Scott Sorillo	2,700.00	2,700.00
				18,950.00	18,950.00

Charles Henry Properties, LLC
Purchase Journal
For the Period From Nov 1, 2022 to Nov 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
11/1/22	74000 Rent Expense 20000 Accounts Payable	274	Simons HK Properties LLC	2,000.00	2,000.00
11/1/22	20600 Management Fee Advances 20000 Accounts Payable	110122	534 West 42nd Street Condo Ass	1,144.38	1,144.38
11/1/22	60100 Promotion 20000 Accounts Payable	110122	AT&T Universal Card	117.33	117.33
11/1/22	60100 Promotion 20000 Accounts Payable	110122	Cardmember Service	190.86	190.86
11/1/22	79000 Water 20000 Accounts Payable	110122	NYC Water Board	222.74	222.74
11/11/22	78000 Utilities Expense 20000 Accounts Payable	111122	Con Edison Co. of NY Inc.	382.93	382.93
11/16/22	67000 Insurance Expense 20000 Accounts Payable	111622	Amtrust North America	592.78	592.78
11/16/22	60100 Promotion 20000 Accounts Payable	111622	Capital One Bank(USA), N.A.	93.94	93.94
				<u>4,744.96</u>	<u>4,744.96</u>

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1023	11/1/22	Simons HK Properties LL	10200	2,000.00
1024	11/1/22	Cardmember Service	10200	190.86
1025	11/1/22	AT&T Universal Card	10200	117.33
1026	11/1/22	534 West 42nd Street Con	10200	1,144.38
1027	11/1/22	NYC Water Board	10200	222.74
1028	11/11/22	Con Edison Co. of NY Inc	10200	382.93
1029	11/16/22	Capital One Bank(USA),	10200	93.94
1030	11/16/22	Amtrust North America	10200	592.78
Total				<u>4,744.96</u>

Charles Henry Properties,LLC**Aged Payables**

As of Nov 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