

Charles Henry Properties, LLC
Balance Sheet
December 31, 2022

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	15,524.30
Cash/Securities(TD Ameritrade)		1,749.09
Escrow(Chase)		2,147.48
Depoits(ConEd)		565.00
Accounts Receivable		109,591.36
Loan Receivable(CS)		95,695.86
Loan Receivable(CS(MS)-Vera)		165,000.00
Loan Receivable(CS(MS)-Fa/Vr)		46,000.00
Loan Receivable(CHP-Vera)		320,838.75
Total Current Assets		757,111.84
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>4,468,461.61</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	10,667.01
Security Depoist		9,350.00
Management Fee Advances		6,233.30
Total Current Liabilities		26,250.31
Long-Term Liabilities		
Loan(Chase)		1,171,333.40
Loan(CS-interest)		165,065.83
Loan(CS)		3,318,491.41
Interest Payable(CS)		105,726.50
SBA Loan		44,738.00
Total Long-Term Liabilities		4,805,355.14
Total Liabilities		4,831,605.45
Capital		
Retained Earnings		<295,699.04>
Net Income		<67,444.80>
Total Capital		<363,143.84>
Total Liabilities & Capital	\$	<u>4,468,461.61</u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Twelve Months Ending December 31, 2022

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 12,699.77	97.07	\$ 132,099.77	94.76
Management Fees	384.00	2.93	7,308.00	5.24
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	13,083.77	100.00	139,407.77	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	13,083.77	100.00	139,407.77	100.00
Expenses				
Administrative Expense	12,597.00	96.28	12,597.00	9.04
Promotion	60.27	0.46	2,945.88	2.11
Amortization Expense	0.00	0.00	0.00	0.00
Travel	143.00	1.09	2,234.31	1.60
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	15.00	0.11	195.00	0.14
Management Expense	15,900.00	121.52	15,900.00	11.41
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	20.00	0.15	20.00	0.01
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	4.53	8,980.77	6.44
Interest Expense	3,655.75	27.94	40,637.71	29.15
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	750.00	0.54
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	828.18	6.33	3,980.84	2.86
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	0.09
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	43,328.04	331.16	86,443.60	62.01
NYS Mortgage Tax	0.00	0.00	0.00	0.00
Postage Expense	89.10	0.68	89.10	0.06
Rent Expense	2,000.00	15.29	22,000.00	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	0.69

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Twelve Months Ending December 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	777.59	5.94	8,248.57	5.92
Water	0.00	0.00	743.07	0.53
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	80,006.71	611.50	206,852.57	148.38
Net Income	\$ <66,922.94>	<511.50>	\$ <67,444.80>	<48.38>

Charles Henry Properties,LLC
General Ledger Trial Balance

As of Dec 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)	15,524.30	
10400	Cash/Securities(TD Ameritr	1,749.09	
10500	Escrow(Chase)	2,147.48	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	109,591.36	
13000	Loan Receivable(CS)	95,695.86	
14000	Loan Receivable(CS(MS)-V	165,000.00	
14100	Loan Receivable(CS(MS)-F	46,000.00	
14200	Loan Receivable(CHP-Vera	320,838.75	
15500	Building	3,711,349.77	
20000	Accounts Payable		10,667.01
20500	Security Depoist		9,350.00
20600	Management Fee Advances		6,233.30
21500	Loan(Chase)		1,171,333.40
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,318,491.41
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,738.00
39005	Retained Earnings	295,699.04	
40000	Rental Income		132,099.77
40200	Management Fees		7,308.00
60000	Administrative Expense	12,597.00	
60100	Promotion	2,945.88	
61000	Travel	2,234.31	
62000	Bank Charges	195.00	
62500	Management Expense	15,900.00	
64500	Dues and Subscriptions Exp	20.00	
67000	Insurance Expense	8,980.77	
67500	Interest Expense	40,637.71	
68500	Legal and Professional Exp	750.00	
70000	Repair & Maintenance Expe	3,980.84	
72500	Penalties and Fines Exp	130.00	
73200	Real Estate Tax	86,443.60	
73500	Postage Expense	89.10	
74000	Rent Expense	22,000.00	
74600	Extermination Services	956.72	
78000	Utilities Expense	8,248.57	
79000	Water	743.07	
Total:		4,971,013.22	4,971,013.22

Charles Henry Properties,LLC

General Journal

For the Period From Dec 1, 2022 to Dec 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
12/1/22	10200 14200	120122		1,000.00	1,000.00
12/1/22	10200 62000	113022		15.00	15.00
12/2/22	10200 10500 21500 67500	120222		7,471.69 2,546.65 3,516.75	13,535.09
12/8/22	10200 67500 25000	120822		139.00 81.00	220.00
12/15/22	10500 73200	121522		43,328.04	43,328.04
12/30/22	40000 20500	123022		449.77	449.77
12/31/22	20600 40200	123122		384.00	384.00
12/31/22	14200 60000 62500	123122a		12,597.00 13,367.00	25,964.00
12/31/22	10400 10420 13000	123122d		11,015.86	8,580.30 2,435.56
Total				95,911.76	95,911.76

Charles Henry Properties,LLC

General Ledger

For the Period From Dec 1, 2022 to Dec 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)	12/1/22	Beginning Balance			9,748.79
	12/31/22	Current Period Change Ending Balance	25,295.00	19,519.49	5,775.51 15,524.30
10400 Cash/Securities(TD Ameri	12/1/22	Beginning Balance			10,329.39
	12/31/22	Current Period Change Ending Balance		8,580.30	-8,580.30 1,749.09
10420 Unrealized Losses(TD)	12/1/22	Beginning Balance			2,435.56
	12/31/22	Current Period Change Ending Balance		2,435.56	-2,435.56
10500 Escrow(Chase)	12/1/22	Beginning Balance			38,003.83
	12/31/22	Current Period Change Ending Balance	7,471.69	43,328.04	-35,856.35 2,147.48
10700 Depoits(ConEd)	12/1/22	Beginning Balance			565.00
	12/31/22	Ending Balance			565.00
11000 Accounts Receivable	12/1/22	Beginning Balance			116,641.36
	12/31/22	Current Period Change Ending Balance	17,245.00	24,295.00	-7,050.00 109,591.36
13000 Loan Receivable(CS)	12/1/22	Beginning Balance			84,680.00
	12/31/22	Current Period Change Ending Balance	11,015.86		11,015.86 95,695.86
14000 Loan Receivable(CS(MS)-	12/1/22	Beginning Balance			165,000.00
	12/31/22	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	12/1/22	Beginning Balance			46,000.00
	12/31/22	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	12/1/22	Beginning Balance			347,802.75
	12/31/22	Current Period Change Ending Balance		26,964.00	-26,964.00 320,838.75
15500 Building	12/1/22	Beginning Balance			3,711,349.77
	12/31/22	Ending Balance			3,711,349.77
20000 Accounts Payable	12/1/22	Beginning Balance			-7,083.73
	12/31/22	Current Period Change Ending Balance	5,749.40	9,332.68	-3,583.28 -10,667.01

Charles Henry Properties, LLC
General Ledger

For the Period From Dec 1, 2022 to Dec 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
20500 Security Depoist	12/1/22	Beginning Balance			-9,799.77
	12/31/22	Current Period Change	449.77		449.77
		Ending Balance			-9,350.00
20600 Management Fee Advance	12/1/22	Beginning Balance			-3,911.06
	12/31/22	Current Period Change	2,672.76	4,995.00	-2,322.24
		Ending Balance			-6,233.30
21500 Loan(Chase)	12/1/22	Beginning Balance			-1,173,880.05
	12/31/22	Current Period Change	2,546.65		2,546.65
		Ending Balance			-1,171,333.40
22000 Loan(CS-interest)	12/1/22	Beginning Balance			-165,065.83
	12/31/22	Ending Balance			-165,065.83
23000 Loan(CS)	12/1/22	Beginning Balance			-3,318,491.41
	12/31/22	Ending Balance			-3,318,491.41
24000 Interest Payable(CS)	12/1/22	Beginning Balance			-105,726.50
	12/31/22	Ending Balance			-105,726.50
25000 SBA Loan	12/1/22	Beginning Balance			-44,819.00
	12/31/22	Current Period Change	81.00		81.00
		Ending Balance			-44,738.00
39005 Retained Earnings	12/1/22	Beginning Balance			295,699.04
	12/31/22	Ending Balance			295,699.04
40000 Rental Income	12/1/22	Beginning Balance			-119,400.00
	12/31/22	Current Period Change		12,699.77	-12,699.77
		Ending Balance			-132,099.77
40200 Management Fees	12/1/22	Beginning Balance			-6,924.00
	12/31/22	Current Period Change		384.00	-384.00
		Ending Balance			-7,308.00
60000 Administrative Expense	12/1/22	Beginning Balance			
	12/31/22	Current Period Change	12,597.00		12,597.00
		Ending Balance			12,597.00
60100 Promotion	12/1/22	Beginning Balance			2,885.61
	12/31/22	Current Period Change	60.27		60.27
		Ending Balance			2,945.88

Charles Henry Properties, LLC
General Ledger

For the Period From Dec 1, 2022 to Dec 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
61000 Travel	12/1/22	Beginning Balance			2,091.31
	12/31/22	Current Period Change	143.00		143.00
		Ending Balance			2,234.31
62000 Bank Charges	12/1/22	Beginning Balance			180.00
	12/31/22	Current Period Change	15.00		15.00
		Ending Balance			195.00
62500 Management Expense	12/1/22	Beginning Balance			
	12/31/22	Current Period Change	15,900.00		15,900.00
		Ending Balance			15,900.00
64500 Dues and Subscriptions E	12/1/22	Beginning Balance			
	12/31/22	Current Period Change	20.00		20.00
		Ending Balance			20.00
67000 Insurance Expense	12/1/22	Beginning Balance			8,387.99
	12/31/22	Current Period Change	592.78		592.78
		Ending Balance			8,980.77
67500 Interest Expense	12/1/22	Beginning Balance			36,981.96
	12/31/22	Current Period Change	3,655.75		3,655.75
		Ending Balance			40,637.71
68500 Legal and Professional Ex	12/1/22	Beginning Balance			750.00
	12/31/22	Ending Balance			750.00
70000 Repair & Maintenance Ex	12/1/22	Beginning Balance			3,152.66
	12/31/22	Current Period Change	828.18		828.18
		Ending Balance			3,980.84
72500 Penalties and Fines Exp	12/1/22	Beginning Balance			130.00
	12/31/22	Ending Balance			130.00
73200 Real Estate Tax	12/1/22	Beginning Balance			43,115.56
	12/31/22	Current Period Change	43,328.04		43,328.04
		Ending Balance			86,443.60
73500 Postage Expense	12/1/22	Beginning Balance			
	12/31/22	Current Period Change	89.10		89.10
		Ending Balance			89.10
74000 Rent Expense	12/1/22	Beginning Balance			20,000.00
	12/31/22	Current Period Change	2,000.00		2,000.00
		Ending Balance			22,000.00

Charles Henry Properties,LLC

General Ledger

For the Period From Dec 1, 2022 to Dec 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
74600 Extermination Services	12/1/22	Beginning Balance			956.72
	12/31/22	Ending Balance			956.72
78000 Utilities Expense	12/1/22	Beginning Balance			7,470.98
		Current Period Change	777.59		777.59
	12/31/22	Ending Balance			8,248.57
79000 Water	12/1/22	Beginning Balance			743.07
	12/31/22	Ending Balance			743.07

Charles Henry Properties, LLC

Customer Ledgers

For the Period From Dec 1, 2022 to Dec 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	12/1/22	Balance Fwd				15,490.89
11 Austen Vernon	12/1/22 12/21/22	883 122122	SJ CRJ	2,300.00	2,300.00	2,300.00 0.00
13 NY Finest Dry Cleaners Inc.	12/1/22	Balance Fwd				108,200.47
19 Kiley Smith	12/1/22 12/7/22	884 335	SJ CRJ	2,300.00	2,300.00	2,300.00 0.00
21 Scott Sorillo	12/15/22 12/28/22	886 122822	SJ CRJ	2,700.00	2,700.00	2,700.00 0.00
22 Carlos Valdivia	12/1/22 12/1/22 12/1/22 12/2/22 12/22/22 12/30/22	Balance Fwd 885 110122 120222 1089 123022	SJ CRJ CRJ CRJ CRJ	2,500.00	2,350.00 2,350.00 2,500.00 2,350.00	-7,050.00 -4,550.00 -6,900.00 -9,250.00 -11,750.00 -14,100.00
24 Rithik Yelisetty	12/1/22 12/7/22	887 37783273	SJ CRJ	2,450.00	2,450.00	2,450.00 0.00
25 Jarek Peterson/Sarah Buschma	12/1/22 12/1/22	882 120122	SJ CRJ	4,995.00	4,995.00	4,995.00 0.00

Charles Henry Properties,LLC**Invoice Register**

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

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
882	12/1/22		Jarek Peterson/Sarah Buschmann	4,995.00
883	12/1/22		Austen Vernon	2,300.00
884	12/1/22		Kiley Smith	2,300.00
885	12/1/22		Carlos Valdivia	2,500.00
886	12/15/22		Scott Sorillo	2,700.00
887	12/1/22		Rithik Yelsetty	2,450.00
Total				17,245.00

Charles Henry Properties,LLC

Cash Receipts Journal

For the Period From Dec 1, 2022 to Dec 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
12/1/22	11000 10200	110122	Invoice: 879 Carlos Valdivia	2,350.00	2,350.00
12/1/22	11000 10200	120122	Invoice: 882 Jarek Peterson/Sarah Buschmann	4,995.00	4,995.00
12/2/22	11000 10200	120222	Invoice: 879 Carlos Valdivia	2,350.00	2,350.00
12/7/22	11000 10200	335	Invoice: 884 Kiley Smith	2,300.00	2,300.00
12/7/22	11000 10200	37783273	Invoice: 887 Rithik Yelisetty	2,450.00	2,450.00
12/21/22	11000 10200	122122	Invoice: 883 Austen Vernon	2,300.00	2,300.00
12/22/22	11000 10200	1089	Invoice: 885 Carlos Valdivia	2,500.00	2,500.00
12/28/22	11000 10200	122822	Invoice: 886 Scott Sorillo	2,700.00	2,700.00
12/30/22	11000 10200	123022	Invoice: 879 Carlos Valdivia	2,350.00	2,350.00
				24,295.00	24,295.00

Charles Henry Properties, LLC
Purchase Journal
For the Period From Dec 1, 2022 to Dec 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
12/6/22	20600 Management Fee Advances 20000 Accounts Payable	120122	534 West 42nd Street Condo Ass	1,144.38	1,144.38
12/7/22	74000 Rent Expense 20000 Accounts Payable	277	Simons HK Properties LLC	2,000.00	2,000.00
12/7/22	60100 Promotion 20000 Accounts Payable	120722	AT&T Universal Card	40.10	40.10
12/7/22	60100 Promotion 20000 Accounts Payable	120722	Cardmember Service	20.17	20.17
12/7/22	64500 Dues and Subscriptions Exp 20000 Accounts Payable	120722	NYC Department of Finance	20.00	20.00
12/15/22	78000 Utilities Expense 20000 Accounts Payable	121522	Con Edison Co. of NY Inc.	503.31	503.31
12/15/22	67000 Insurance Expense 20000 Accounts Payable	120622	Amtrust North America	592.78	592.78
12/15/22	61000 Travel 20000 Accounts Payable	121522	Capital One Bank (USA), N.A.	10.00	10.00
12/15/22	78000 Utilities Expense 20000 Accounts Payable	121422	Con Edison Co. of NY Inc.	274.28	274.28
12/31/22	20600 Management Fee Advances 20000 Accounts Payable	010123	534 West 42nd Street Condo Ass	1,144.38	1,144.38
12/31/22	62500 Management Expense	123122		2,533.00	
	73500 Postage Expense			89.10	
	61000 Travel			133.00	
	70000 Repair & Maintenance Expens			828.18	
	20000 Accounts Payable		Cash		3,583.28
				9,332.68	9,332.68

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1031	12/6/22	534 West 42nd Street Con	10200	1,144.38
1032	12/7/22	Simons HK Properties LL	10200	2,000.00
1033	12/7/22	Cardmember Service	10200	20.17
1034	12/7/22	AT&T Universal Card	10200	40.10
1035	12/7/22	NYC Department of Finan	10200	20.00
1036	12/15/22	Con Edison Co. of NY Inc	10200	503.31
1037	12/15/22	Con Edison Co. of NY Inc	10200	274.28
1038	12/15/22	Capital One Bank(USA).	10200	10.00
1039	12/15/22	Amtrust North America	10200	592.78
1040	12/31/22	534 West 42nd Street Con	10200	1,144.38
Total				<u>5,749.40</u>

Charles Henry Properties,LLC

Aged Payables

As of Dec 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
	123122	3,583.28				3,583.28
3		3,583.28			7,083.73	10,667.01
Cash						
Report Total		3,583.28			7,083.73	10,667.01