

Charles Henry Properties,LLC
 Balance Sheet
 December 31, 2023

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	<115.52>
Cash/Securities(TD Ameritrade)		1,749.09
Escrow(Chase)		96,038.00
Security Deposit(Rent)		<4,950.00>
Deposits(ConEd)		860.00
Accounts Receivable		143,641.36
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)		284,889.25
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Total Current Assets		828,808.04
Property and Equipment		
Building		3,711,349.77
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Total Property and Equipment		3,711,349.77
Other Assets		
Deposits		1,250.00
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Total Other Assets		1,250.00
Total Assets	\$	<hr/> 4,541,407.81

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	238.49
Security Deposit		9,950.00
Management Fee Advances		12,195.18
Credit Card Payable		961.07
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Total Current Liabilities		23,344.74
Long-Term Liabilities		
Loan(Chase)		1,145,254.09
Loan(CS-interest)		165,065.83
Loan(CS)		3,372,674.40
Interest Payable(CS)		105,726.50
SBA Loan		43,766.00
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Total Long-Term Liabilities		4,832,486.82
Total Liabilities		4,855,831.56
Capital		
Retained Earnings		<363,143.84>
Net Income		48,720.09
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Total Capital		<314,423.75>
Total Liabilities & Capital	\$	<hr/> 4,541,407.81

Charles Henry Properties,LLC
Income Statement
For the Twelve Months Ending December 31, 2023

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 161,750.00	105.47	\$ 161,750.00	105.47
Management Fees	<8,423.18>	<5.49>	<8,423.18>	<5.49>
Other Income	29.92	0.02	29.92	0.02
 Total Revenues	 153,356.74	 100.00	 153,356.74	 100.00
 Cost of Sales				
Total Cost of Sales	0.00	0.00	0.00	0.00
 Gross Profit	 153,356.74	 100.00	 153,356.74	 100.00
 Expenses				
Administrative Expense	2,099.50	1.37	2,099.50	1.37
Promotion	3,888.44	2.54	3,888.44	2.54
Bank Charges	275.00	0.18	275.00	0.18
Management Expense	2,650.00	1.73	2,650.00	1.73
Insurance Expense	9,649.21	6.29	9,649.21	6.29
Interest Expense	58,749.44	38.31	58,749.44	38.31
Legal and Professional Expense	750.00	0.49	750.00	0.49
Repair & Maintenance Expense	2,017.66	1.32	2,017.66	1.32
Penalties and Fines Exp	150.00	0.10	150.00	0.10
Rent Expense	18,000.00	11.74	18,000.00	11.74
Telephone Expense	247.95	0.16	247.95	0.16
Utilities Expense	5,162.92	3.37	5,162.92	3.37
Water	890.23	0.58	890.23	0.58
Other Expense	106.30	0.07	106.30	0.07
 Total Expenses	 104,636.65	 68.23	 104,636.65	 68.23
 Net Income	 \$ 48,720.09	 31.77	 \$ 48,720.09	 31.77