

NAGLE HOUSE, INC.
FINANCIAL STATEMENTS
JUNE 30, 2024 AND 2023

NAGLE HOUSE, INC.
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JUNE 30, 2024 AND 2023

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BLOOM AND STREIT LLP
CERTIFIED PUBLIC ACCOUNTANTS

MARK COHEN, CPA
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ACCOUNTANTS' DISCLAIMER

**To the Board
NAGLE HOUSE, INC.**

The accompanying financial statements of Nagle House, Inc. as of and for the periods ended June 30, 2024 and 2023, were not subjected to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

Bloom and Streit LLP
BLOOM AND STREIT LLP
Certified Public Accountants
October 02, 2024

NAGLE HOUSE, INC.

Balance Sheets

As of June 30,

	<u>2024</u>	<u>2023</u>
ASSETS		
CURRENT ASSETS		
Cash in Bank	147,701	162,753
Cash in Operating Account	0	97,330
Tenants' Accounts Receivable (Net of Allowance for uncollectable charges of \$57,224 in 2024 and \$57,885 in 2023)	72,614	96,529
Mortgagee Escrow Deposits	45,204	119,620
Prepaid Expenses	<u>72,318</u>	<u>149,208</u>
Total	337,837	625,440
Less: Allocated to Other Assets (see below)	<u>(4,500)</u>	<u>(4,500)</u>
Total Current Assets	<u>333,337</u>	<u>620,940</u>
FUNDS		
Operating Escrow and Reserves		
Cash and Equivalents	<u>2,043,046</u>	<u>2,026,766</u>
Total Funds	<u>2,043,046</u>	<u>2,026,766</u>
PROPERTY AND EQUIPMENT -		
Net Book Value	<u>4,805,248</u>	<u>4,997,972</u>
OTHER ASSETS		
Investment in NCB Stock	13,240	13,240
Coned Deposit	0	60
Apartment Deposits (see above) (per contra)	<u>4,500</u>	<u>4,500</u>
Total Other Assets	<u>17,740</u>	<u>17,800</u>
TOTAL ASSETS	<u>7,199,371</u>	<u>7,663,478</u>

	<u>2024</u>	<u>2023</u>
LIABILITIES AND STOCKHOLDERS' EQUITY		
CURRENT LIABILITIES		
Accounts Payable	283,460	261,746
Accrued Interest on Mortgage	19,905	19,975
Rents Received in Advance	25,962	24,380
Exchanges Payable	150,502	137,018
Apartment Deposits (per contra)	4,500	4,500
Mortgages Payable - Amortization payments due within one year	90,791	86,902
Total Current Liabilities	<u>575,120</u>	<u>534,521</u>
LONG-TERM LIABILITIES		
Second Mortgage - Line of Credit (due after one year)	1,000,000	1,000,000
Third Mortgage (due after one year)	1,446,935	1,462,276
Mortgage Payable (due after one year)	2,357,256	2,432,708
Less: Unamortized Debt Issuance Costs	(27,336)	(61,109)
Total Long-Term Liabilities	<u>4,776,855</u>	<u>4,833,875</u>
STOCKHOLDERS' EQUITY		
Common Stock \$10.00 par value; Authorized 30,000 shares; Issued and Outstanding 29,701 Shares	297,010	297,010
Paid-in Capital	1,715,937	1,715,937
Retained Earnings (Deficit)	(1,789,948)	(1,339,135)
Appropriated Retained Earnings:		
Reserve for Replacement	1,173,668	1,211,461
Reserve for Contingency	439,389	401,709
Reserve for Painting and Decorating	11,340	8,100
Total Stockholders' Equity	<u>1,847,396</u>	<u>2,295,082</u>
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	<u><u>7,199,371</u></u>	<u><u>7,663,478</u></u>

See accountants' disclaimer

Substantially all disclosures required by accounting principles generally accepted in the United States are not included

NAGLE HOUSE, INC.

Statements of Loss

For the Three Months Ended June 30,

	2024	2023
INCOME		
Carrying Charges - Net of Uncollectable Charges	426,118	425,663
Garage Income	8,970	8,970
Parking Income	4,530	4,230
Laundry Room Income	4,029	4,029
Appliance Charges	15,705	14,740
Cable Fee	21,489	20,396
Interest and NCB Dividend Income	13,677	12,186
Surcharge Income	17,426	14,923
Miscellaneous Income	7,284	8,023
Total Income	<u>519,228</u>	<u>513,160</u>
EXPENSES		
Administrative Expenses	35,878	33,569
Utilities Expenses	177,364	131,757
Maintenance Expenses	96,329	126,442
Taxes and Insurance Expenses	112,226	106,120
Financial Expenses	61,074	61,078
Interest Expense - Debt Issuance Costs	8,443	8,443
Total Expenses Before Depreciation	<u>491,314</u>	<u>467,409</u>
NET INCOME BEFORE DEPRECIATION	27,914	45,751
Depreciation Expense	<u>(75,580)</u>	<u>(78,403)</u>
NET LOSS FOR THE PERIOD	<u>(47,666)</u>	<u>(32,652)</u>

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NAGLE HOUSE, INC.

Statements of Retained Earnings (Deficit)

For the Three Months Ended June 30,

	2024	2023
RETAINED EARNINGS (DEFICIT) - Beginning of Year	(1,724,282)	(1,288,483)
 Net Loss for the Period	 (47,666)	 (32,652)
 Payment to Reserves		
Reserve for Replacements	(7,770)	(7,770)
Reserve for Contingency	(9,420)	(9,420)
Reserve for Painting and Decorating	<u>(810)</u>	<u>(810)</u>
 RETAINED EARNINGS (DEFICIT) - End of Period	 <u><u>(1,789,948)</u></u>	 <u><u>(1,339,135)</u></u>

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NAGLE HOUSE, INC.

Statements of Cash Flows

For the Three Months Ended June 30,

	<u>2024</u>	<u>2023</u>
Cash Flows From Operating Activities		
Net Loss	(47,666)	(32,652)
Adjustments to reconcile net loss to net cash provided by operating activities:		
Depreciation	75,580	78,403
Interest Expense - Debt Issuance Costs	8,443	8,443
Revenue allocated to financing activities	(21,833)	(20,983)
Decrease (Increase) in operating assets:		
Tenants' Accounts Receivable	3,547	(21,190)
Operating Escrow and Reserves	(37,344)	(104,459)
Prepaid Expenses	66,788	67,009
Increase (Decrease) in operating liabilities:		
Accounts Payable	11,416	31,140
Accrued Interest Payable	(736)	(89)
Rents Received in Advance	(3,008)	2,193
Deposits and Exchanges Payable	9,467	32,053
Net cash provided by operating activities	<u>64,654</u>	<u>39,868</u>
Cash Flows From Investing Activities		
Purchase of Property and Equipment	(65,581)	0
Net cash used by investing activities	<u>(65,581)</u>	<u>0</u>
Cash Flows From Financing Activities		
Charges applied to Mortgage Amortization and Credit Line	(21,833)	(20,983)
Amortization of Mortgage and Credit Line	21,833	20,983
Net cash (used) provided by financing activities	<u>0</u>	<u>0</u>
(Decrease) Increase in Cash and Cash Equivalents	(927)	39,868
Cash and Cash Equivalents at Beginning of Year	<u>144,128</u>	<u>215,715</u>
Cash and Cash Equivalents at end of Period (see next page)	<u><u>143,201</u></u>	<u><u>255,583</u></u>

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NAGLE HOUSE, INC.
Statements of Cash Flows
For the Three Months Ended June 30,

	<u>2024</u>	<u>2023</u>
Represented by:		
Cash in Bank	147,701	162,753
Cash in Operating Account	0	97,330
Total	<u>147,701</u>	<u>260,083</u>
Less: Portion Allocated to Other Assets	<u>(4,500)</u>	<u>(4,500)</u>
Cash and Cash Equivalents	<u><u>143,201</u></u>	<u><u>255,583</u></u>
Supplemental Disclosure:		
Interest Paid	<u><u>45,463</u></u>	<u><u>44,664</u></u>

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NAGLE HOUSE, INC.

Schedule of Budget with Actual Operating Amounts

	Budget Year Ended <u>Mar. 31, 2025</u>	Budget Three Months <u>Jun. 30, 2024</u>	Actual Three Months <u>Jun. 30, 2024</u>	Variance Favorable (Unfavorable)
RECEIPTS				
Carrying Charges	1,704,472	426,118	426,118	0
Uncollectable Charges	(4,000)	(1,000)	0	1,000
Garage Income	36,000	9,000	8,970	(30)
Parking Income	16,000	4,000	4,530	530
Laundry Room Income	16,116	4,029	4,029	0
Appliance Charges	62,000	15,500	15,705	205
Cable Income	84,000	21,000	21,489	489
Interest & NCB Dividend Income	56,000	14,000	13,677	(323)
Surcharge Income	68,000	17,000	17,426	426
Miscellaneous Income	30,000	7,500	7,284	(216)
Total Receipts	<u>2,068,588</u>	<u>517,147</u>	<u>519,228</u>	<u>2,081</u>
EXPENDITURES				
ADMINISTRATIVE EXPENSES				
Management Fee	83,000	20,750	20,010	740
Legal Expense	20,000	5,000	6,438	(1,438)
Auditing	16,800	4,200	4,200	0
Office and Administrative Expenses	21,904	5,476	5,230	246
Total Administrative Expenses	<u>141,704</u>	<u>35,426</u>	<u>35,878</u>	<u>(452)</u>
UTILITIES EXPENSES				
Fuel	212,000	47,000	46,374	626
Electricity	280,000	70,000	74,689	(4,689)
Water and Sewer	215,000	53,750	53,154	596
Gas	13,000	3,250	3,147	103
Total Utilities Expenses	<u>720,000</u>	<u>174,000</u>	<u>177,364</u>	<u>(3,364)</u>
MAINTENANCE EXPENSES				
Superintendent's Payroll	94,000	23,500	19,427	4,073
Maintenance Payroll	155,000	38,750	34,978	3,772
Grounds and Landscaping	4,000	0	0	0
Supplies	25,000	6,250	2,099	4,151
Repairs and Maintenance	58,000	14,500	15,567	(1,067)
Cable Expense	92,000	23,000	23,517	(517)
Elevator Maintenance	20,000	5,000	0	5,000
Exterminating	5,000	1,250	741	509
Total Maintenance Expenses	<u>453,000</u>	<u>112,250</u>	<u>96,329</u>	<u>15,921</u>

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NAGLE HOUSE, INC.

Schedule of Budget with Actual Operating Amounts

	Budget Year Ended <u>Mar. 31, 2025</u>	Budget Three Months <u>Jun. 30, 2024</u>	Actual Three Months <u>Jun. 30, 2024</u>	Variance Favorable (Unfavorable)
TAXES AND INSURANCE				
Real Estate Taxes	204,000	51,000	50,937	63
Payroll Taxes	20,000	5,000	4,162	838
Licenses, Permits and Violations	1,000	250	449	(199)
Insurance	130,000	32,500	30,921	1,579
Union Welfare and Pension Fund	97,000	24,250	25,757	(1,507)
Total Taxes and Insurance	<u>452,000</u>	<u>113,000</u>	<u>112,226</u>	<u>774</u>
FINANCIAL EXPENSES				
Interest on Mortgage (First)	92,159	23,241	23,241	0
Interest on Mortgage (Third)	62,821	15,722	15,722	0
Line of Credit Interest/Facility Fee	85,000	21,250	22,111	(861)
Total Financial Expenses	<u>239,980</u>	<u>60,213</u>	<u>61,074</u>	<u>(861)</u>
CONTRIBUTIONS TO EQUITY AND RESERVES				
Amortization of Mortgage	74,730	18,228	18,228	0
Amortization of Mortgage (Third)	15,174	3,605	3,605	0
Reserve for Replacement	31,080	7,770	7,770	0
Reserve for Contingency	37,680	9,420	9,420	0
Reserve for Painting and Decorating	3,240	810	810	0
Total Contributions to Equity and Reserves	<u>161,904</u>	<u>39,833</u>	<u>39,833</u>	<u>0</u>
Total Expenditures	<u>2,168,588</u>	<u>534,722</u>	<u>522,704</u>	<u>12,018</u>
NET (DEFICIT) SURPLUS FOR THE PERIOD	<u>(100,000)</u>	<u>(17,575)</u>	<u>(3,476)</u>	<u>14,099</u>

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NAGLE HOUSE, INC.

Schedule of Repairs and Maintenance

For the Three Months Ended June 30,

	<u>2024</u>	<u>2023</u>
Boiler and Burners	0	599
Plumbing and Pipes	12,904	13,038
Electrical, Intercom and Antenna	0	1,318
Painting, Plastering and Carpentry Work	1,149	1,594
Fencing and Equipment	1,370	1,833
Consultants and Engineers	36	3,111
Locks, Keys and Doors	108	1,803
Violations	0	3,050
Total Repairs and Maintenance	<u>15,567</u>	<u>26,346</u>

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