

Charles Henry Properties, LLC
Balance Sheet
December 31, 2015

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	47,266.84
Cash in Bank(Saving)		3,008.38
Deposits(ConEd)		565.00
Accounts Receivable		1,438.60
Loan Receivable(MS-Vera)		165,000.00
Loan Receivable(MS-Fair/Vrtx)		46,000.00
Loan Receivable(CHP-Vera)		49,351.00
Total Current Assets		312,629.82
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>4,023,979.59</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Security Depoist	\$	31,749.77
Total Current Liabilities		31,749.77
Long-Term Liabilities		
Loan(CS-interest)		211,452.33
Loan(CS)		3,955,855.98
Interest Payable(CS)		59,340.00
Total Long-Term Liabilities		4,226,648.31
Total Liabilities		4,258,398.08
Capital		
Retained Earnings		<186,054.85>
Net Income		<48,363.64>
Total Capital		<234,418.49>
Total Liabilities & Capital	\$	<u>4,023,979.59</u>

Charles Henry Properties, LLC
Income Statement
For the Twelve Months Ending December 31, 2015

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 18,020.77	100.00	\$ 213,421.13	100.00
Management Fees	0.00	0.00	0.00	0.00
Commission Income	0.00	0.00	0.00	0.00
Interest Income	0.24	0.00	3.99	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	18,021.01	100.00	213,425.12	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	18,021.01	100.00	213,425.12	100.00
Expenses				
Administrative Expense	13,997.00	77.67	16,197.00	7.59
Promotion	11,081.00	61.49	14,185.76	6.65
Amortization Expense	0.00	0.00	0.00	0.00
Travel	3,868.00	21.46	4,100.00	1.92
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	0.00	0.00	25.50	0.01
Management Expense	13,700.00	76.02	15,900.00	7.45
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	13.00	0.01
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	9,282.40	4.35
Insurance Expense	59,340.00	329.28	90,802.23	42.55
Interest Expense	0.00	0.00	0.00	0.00
Laundry and Cleaning Exp	600.00	3.33	1,792.03	0.84
Legal and Professional Expense	0.00	0.00	0.00	0.00
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	360.00	2.00	8,268.20	3.87
Meals and Entertainment Exp	0.00	0.00	0.00	0.00
Office Expense	176.38	0.98	252.57	0.12
Payroll Tax Expense	0.00	0.00	0.00	0.00
Penalties and Fines Exp	0.00	0.00	50.00	0.02
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	29,883.49	165.83	59,652.83	27.95
Postage Expense	4.90	0.03	171.50	0.08
Rent Expense	13,503.00	74.93	27,303.00	12.79
Garbage Service	0.00	0.00	0.00	0.00
Repairs&Maintenance Expense	0.00	0.00	0.00	0.00
Supplies Expense	0.00	0.00	0.00	0.00
Telephone Expense	4,028.00	22.35	4,028.00	1.89
Travel Expense	0.00	0.00	0.00	0.00

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Twelve Months Ending December 31, 2015

	Current Month		Year to Date	
Salaries Expense	0.00	0.00	0.00	0.00
Storage Expense	840.00	4.66	840.00	0.39
Utilities Expense	869.93	4.83	7,851.22	3.68
Water	0.00	0.00	1,073.52	0.50
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	152,251.70	844.86	261,788.76	122.66
Net Income	\$ <134,230.69>	<744.86>	\$ <48,363.64>	<22.66>

Charles Henry Properties,LLC
General Ledger Trial Balance

As of Dec 31, 2015

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)	47,266.84	
10300	Cash in Bank(Saving)	3,008.38	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	1,438.60	
14000	Loan Receivable(MS-Vera)	165,000.00	
14100	Loan Receivable(MS-Fair/V	46,000.00	
14200	Loan Receivable(CHP-Vera	49,351.00	
15500	Building	3,711,349.77	
20500	Security Depoist		31,749.77
22000	Loan(CS-interest)		211,452.33
23000	Loan(CS)		3,955,855.98
24000	Interest Payable(CS)		59,340.00
39005	Retained Earnings	186,054.85	
40000	Rental Income		213,421.13
40800	Interest Income		3.99
60000	Administrative Expense	16,197.00	
60100	Promotion	14,185.76	
61000	Travel	4,100.00	
62000	Bank Charges	25.50	
62500	Management Expense	15,900.00	
64500	Dues and Subscriptions Exp	13.00	
67000	Insurance Expense	9,282.40	
67500	Interest Expense	90,802.23	
68500	Legal and Professional Exp	1,792.03	
70000	Repair & Maintenance Expe	8,268.20	
71000	Office Expense	252.57	
72500	Penalties and Fines Exp	50.00	
73200	Real Estate Tax	59,652.83	
73500	Postage Expense	171.50	
74000	Rent Expense	27,303.00	
76000	Telephone Expense	4,028.00	
77500	Storage Expense	840.00	
78000	Utilities Expense	7,851.22	
79000	Water	1,073.52	
	Total:	4,471,823.20	4,471,823.20

Charles Henry Properties,LLC**General Journal**

For the Period From Dec 1, 2015 to Dec 31, 2015

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
12/1/15	10300 40800	113015		0.24	0.24
12/24/15	10200 68500	122415	void check 266	442.03	442.03
12/30/15	76000 61000 60100 77500 23000	123015		2,079.00 3,838.00 11,081.00 840.00	17,838.00
12/31/15	60000 62500 14200 74000 76000	123115		13,797.00 13,500.00 11,403.00 1,949.00	40,649.00
12/31/15	24000 67500	123115b		59,340.00	59,340.00
		Total		118,269.27	118,269.27

Charles Henry Properties,LLC

General Ledger

For the Period From Dec 1, 2015 to Dec 31, 2015

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)	12/1/15	Beginning Balance			63,670.77
	12/31/15	Current Period Change	18,506.23	34,910.16	-16,403.93
		Ending Balance			47,266.84
10300 Cash in Bank(Saving)	12/1/15	Beginning Balance			3,008.14
	12/31/15	Current Period Change	0.24		0.24
		Ending Balance			3,008.38
10700 Depoits(ConEd)	12/1/15	Beginning Balance			565.00
	12/31/15	Ending Balance			565.00
11000 Accounts Receivable	12/1/15	Beginning Balance			1,438.60
	12/31/15	Current Period Change	18,064.20	18,064.20	1,438.60
		Ending Balance			1,438.60
14000 Loan Receivable(MS-Vera	12/1/15	Beginning Balance			165,000.00
	12/31/15	Ending Balance			165,000.00
14100 Loan Receivable(MS-Fair/	12/1/15	Beginning Balance			46,000.00
	12/31/15	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	12/1/15	Beginning Balance			90,000.00
	12/31/15	Current Period Change		40,649.00	-40,649.00
		Ending Balance			49,351.00
15500 Building	12/1/15	Beginning Balance			3,711,349.77
	12/31/15	Ending Balance			3,711,349.77
20000 Accounts Payable	12/1/15	Beginning Balance			-31,749.77
20500 Security Depoist	12/1/15	Beginning Balance			-31,749.77
	12/31/15	Ending Balance			-31,749.77
22000 Loan(CS-interest)	12/1/15	Beginning Balance			-211,452.33
	12/31/15	Ending Balance			-211,452.33
23000 Loan(CS)	12/1/15	Beginning Balance			-3,938,017.98
	12/31/15	Current Period Change		17,838.00	-17,838.00
		Ending Balance			-3,955,855.98
24000 Interest Payable(CS)	12/1/15	Beginning Balance			-59,340.00
	12/31/15	Current Period Change		59,340.00	-59,340.00
		Ending Balance			-59,340.00

2/23/16 at 06:18:10.76

Charles Henry Properties, LLC**General Ledger**

For the Period From Dec 1, 2015 to Dec 31, 2015

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
39005 Retained Earnings	12/1/15	Beginning Balance			186,054.85
	12/31/15	Ending Balance			186,054.85
40000 Rental Income	12/1/15	Beginning Balance			-195,400.36
		Current Period Change		18,020.77	-18,020.77
	12/31/15	Ending Balance			-213,421.13
40800 Interest Income	12/1/15	Beginning Balance			-3.75
		Current Period Change		0.24	-0.24
	12/31/15	Ending Balance			-3.99
60000 Administrative Expense	12/1/15	Beginning Balance			2,200.00
		Current Period Change	13,997.00		13,997.00
	12/31/15	Ending Balance			16,197.00
60100 Promotion	12/1/15	Beginning Balance			3,104.76
		Current Period Change	11,081.00		11,081.00
	12/31/15	Ending Balance			14,185.76
61000 Travel	12/1/15	Beginning Balance			232.00
		Current Period Change	3,868.00		3,868.00
	12/31/15	Ending Balance			4,100.00
62000 Bank Charges	12/1/15	Beginning Balance			25.50
	12/31/15	Ending Balance			25.50
62500 Management Expense	12/1/15	Beginning Balance			2,200.00
		Current Period Change	13,700.00		13,700.00
	12/31/15	Ending Balance			15,900.00
64500 Dues and Subscriptions E	12/1/15	Beginning Balance			13.00
	12/31/15	Ending Balance			13.00
67000 Insurance Expense	12/1/15	Beginning Balance			9,282.40
	12/31/15	Ending Balance			9,282.40
67500 Interest Expense	12/1/15	Beginning Balance			31,462.23
		Current Period Change	59,340.00		59,340.00
	12/31/15	Ending Balance			90,802.23
68500 Legal and Professional Ex	12/1/15	Beginning Balance			1,192.03
		Current Period Change	1,042.03	442.03	600.00
	12/31/15	Ending Balance			1,792.03

Charles Henry Properties, LLC

General Ledger

For the Period From Dec 1, 2015 to Dec 31, 2015

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
70000 Repair & Maintenance Ex	12/1/15	Beginning Balance			7,908.20
		Current Period Change	360.00		360.00
	12/31/15	Ending Balance			8,268.20
71000 Office Expense	12/1/15	Beginning Balance			76.19
		Current Period Change	176.38		176.38
	12/31/15	Ending Balance			252.57
72500 Penalties and Fines Exp	12/1/15	Beginning Balance			50.00
	12/31/15	Ending Balance			50.00
73200 Real Estate Tax	12/1/15	Beginning Balance			29,769.34
		Current Period Change	29,883.49		29,883.49
	12/31/15	Ending Balance			59,652.83
73500 Postage Expense	12/1/15	Beginning Balance			166.60
		Current Period Change	4.90		4.90
	12/31/15	Ending Balance			171.50
74000 Rent Expense	12/1/15	Beginning Balance			13,800.00
		Current Period Change	13,503.00		13,503.00
	12/31/15	Ending Balance			27,303.00
76000 Telephone Expense	12/1/15	Beginning Balance			
		Current Period Change	4,028.00		4,028.00
	12/31/15	Ending Balance			4,028.00
77500 Storage Expense	12/1/15	Beginning Balance			
		Current Period Change	840.00		840.00
	12/31/15	Ending Balance			840.00
78000 Utilities Expense	12/1/15	Beginning Balance			6,981.29
		Current Period Change	913.36	43.43	869.93
	12/31/15	Ending Balance			7,851.22
79000 Water	12/1/15	Beginning Balance			1,073.52
	12/31/15	Ending Balance			1,073.52

Charles Henry Properties,LLC**Customer Ledgers**

For the Period From Dec 1, 2015 to Dec 31, 2015

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	12/1/15	0200	SJ	499.77		499.77
Hildegard Y. Klages	12/4/15	9779	CRJ		499.77	0.00
2	12/1/15	0201	SJ	2,200.00		2,200.00
Abigal Diaz	12/4/15	415140173	CRJ		2,200.00	0.00
3	12/1/15	0205	SJ	2,050.00		2,050.00
Adam Smillie	12/7/15	43835307	CRJ		2,050.00	0.00
4	12/1/15	0204	SJ	2,125.00		2,125.00
Abdel Rigumye	12/11/15	1717825028	CRJ		2,125.00	0.00
5	12/1/15	0203	SJ	2,100.00		2,100.00
James Padula	12/2/15	377	CRJ		2,100.00	0.00
6	12/1/15	0202	SJ	2,150.00		2,150.00
Carl De Cruze	12/1/15	111715	CRJ		2,150.00	0.00
7	12/1/15	Balance Fwd				1,438.60
Water Dragon New York LLC	12/1/15	0206	SJ	43.43		1,482.03
	12/1/15	0207	SJ	6,896.00		8,378.03
	12/1/15	0178	CRJ		6,939.43	1,438.60

Charles Henry Properties,LLC**Invoice Register**

For the Period From Dec 1, 2015 to Dec 31, 2015

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
0200	12/1/15		Hildegard Y. Klages	499.77
0201	12/1/15		Abigal Diaz	2,200.00
0202	12/1/15		Carl De Cruze	2,150.00
0203	12/1/15		James Padula	2,100.00
0204	12/1/15		Abdel Rigumye	2,125.00
0205	12/1/15		Adam Smillie	2,050.00
0206	12/1/15		Water Dragon New York LLC	43.43
0207	12/1/15		Water Dragon New York LLC	6,896.00
Total				18,064.20

Charles Henry Properties,LLC**Cash Receipts Journal**

For the Period From Dec 1, 2015 to Dec 31, 2015

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
12/1/15	11000	0178	Invoice: 0206		43.43
	11000		Invoice: 0207		6,896.00
	10200		Water Dragon New York LLC	6,939.43	
12/1/15	11000	111715	Invoice: 0202		2,150.00
	10200		Carl De Cruze	2,150.00	
12/2/15	11000	377	Invoice: 0203		2,100.00
	10200		James Padula	2,100.00	
12/4/15	11000	415140173	Invoice: 0201		2,200.00
	10200		Abigal Diaz	2,200.00	
12/4/15	11000	9779	Invoice: 0200		499.77
	10200		Hildegard Y. Klages	499.77	
12/7/15	11000	43835307	Invoice: 0205		2,050.00
	10200		Adam Smillie	2,050.00	
12/11/15	11000	1717825028	Invoice: 0204		2,125.00
	10200		Abdel Rigumye	2,125.00	
				18,064.20	18,064.20

Charles Henry Properties, LLC**Purchase Journal****For the Period From Dec 1, 2015 to Dec 31, 2015**

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
12/2/15	74000 Rent Expense 20000 Accounts Payable	37	Simons HK Properties LLC	2,100.00	2,100.00
12/2/15	70000 Repair & Maintenance Expens 20000 Accounts Payable	11/10-12/1	Robert Moleros	200.00	200.00
12/2/15	62500 Management Expense 76500 Travel Expense 70000 Repair & Maintenance Expens 71000 Office Expense 20000 Accounts Payable	120215	Cash	200.00 30.00 160.00 176.38	566.38
12/2/15	60000 Administrative Expense 73500 Postage Expense 20000 Accounts Payable	120215	Veratex Inc.	200.00 4.90	204.90
12/18/15	78000 Utilities Expense 20000 Accounts Payable	121815	Con Edison Co. of NY Inc.	913.36	913.36
12/24/15	68500 Legal and Professional Expens 20000 Accounts Payable	parvina/rigyume	Vernon & Ginsburg, LLP	442.03	442.03
12/24/15	68500 Legal and Professional Expens 20000 Accounts Payable	purchase336	Vernon & Ginsburg, LLP	360.00	360.00
12/24/15	68500 Legal and Professional Expens 20000 Accounts Payable	general matters	Vernon & Ginsburg, LLP	240.00	240.00
				5,026.67	5,026.67

Charles Henry Properties,LLC**Check Register****For the Period From Dec 1, 2015 to Dec 31, 2015**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
331	12/2/15	Veratex Inc.	10200	204.90
332	12/2/15	Cash	10200	566.38
333	12/2/15	Simons HK Properties LL	10200	2,100.00
334	12/2/15	Robert Moleros	10200	200.00
335	12/2/15	NYC Department of Finan	10200	29,883.49
336	12/18/15	Con Edison Co. of NY Inc	10200	913.36
337	12/24/15	Vernon & Ginsburg, LLP	10200	442.03
338	12/24/15	Vernon & Ginsburg, LLP	10200	360.00
339	12/24/15	Vernon & Ginsburg, LLP	10200	240.00
Total				<u>34,910.16</u>

Business Expenses Charles Henry Properties 2015

See American Express 2015 Year End Summary

Port Imperial Parking 158

886

Ferry 36

Skype 60

GlobalDirectParts 15

NYDOSBienniel 18

PromotionRestaurant 147

PromotionRestaurant 1297

PromotionRestaurant 9544

Gas 1486

Ferry 668

TaxiNYC 23

106

14444

EzPass 475

Jeff Storage(records) 840

Wireless Phone 2079

17838

Interest

Loan from 4/2015-12/2015

3938017.98 @2%

59340

[Print this report](#)

Records from 01/01/2015 to 12/31/2015

Sent On	Paid To	Amount	Status/Confirmation	Paid From
11/27/2015	Verizon Wireless View bill	\$ 431.50	Completed LB69OI2N	BILLPAY_ACCOUNT , * 8500 Electronic
11/02/2015	Verizon Wireless View bill	\$ 326.52	Completed 1BF93IUF	BILLPAY_ACCOUNT , * 8500 Electronic
09/21/2015	Verizon Wireless View bill	\$ 356.56	Completed CBZ9V7IK	BILLPAY_ACCOUNT , * 8500 Electronic
09/02/2015	Verizon Wireless View bill	\$ 431.48	Completed 7BJ9D7I2	BILLPAY_ACCOUNT , * 8500 Electronic
07/27/2015	Verizon Wireless View bill	\$ 401.48	Completed WBC9HHTY	BILLPAY_ACCOUNT , * 8500 Electronic
07/01/2015	Verizon Wireless View bill	\$ 386.07	Completed SBU9267S	BILLPAY_ACCOUNT , * 8500 Electronic
06/01/2015	Verizon Wireless View bill	\$ 370.60	Completed WBH9C657	BILLPAY_ACCOUNT , * 8500 Electronic
05/01/2015	Verizon Wireless View bill	\$ 311.56	Completed HB79SGQT	BILLPAY_ACCOUNT , * 8500 Electronic
03/26/2015	Verizon Wireless View bill	\$ 281.03	Completed 1BQ9AGH8	BILLPAY_ACCOUNT , * 8500 Electronic
03/04/2015	Verizon Wireless	\$ 461.03	Completed 1BL99GS1	BILLPAY_ACCOUNT , * 8500 Electronic
01/30/2015	Verizon Wireless	\$ 401.03	Completed ABT9Y5W8	BILLPAY_ACCOUNT , * 8500 Electronic
Grand total paid:		\$4,158.86	x 1/2 = 2079.43	

Business Expenses Reimbursment to Veratex from Charles Henry Properties 2015

	Phone	Rent	admins	manage
01/04/15	294.93	950.25	1149.75	1125
02/04/15	298.97	950.25	1149.75	1125
03/04/15	297.25	950.25	1149.75	1125
04/04/15	294.18	950.25	1149.75	1125
05/04/15	339.06	950.25	1149.75	1125
06/04/15	338.62	950.25	1149.75	1125
07/04/15	339.27	950.25	1149.75	1125
08/04/15	338.95	950.25	1149.75	1125
09/04/15	338.16	950.25	1149.75	1125
10/04/15	338.25	950.25	1149.75	1125
11/04/15	340.54	950.25	1149.75	1125
12/04/15	338.97	950.25	1149.75	1125
	3897.15	11403	13797	13500

Reimb. ½ Phone	1949
Rent	11403
Administrative	13797
Management	13500
	40649