

Charles Henry Properties, LLC
Balance Sheet
December 31, 2016

ASSETS

Current Assets		
Cash in Bank(Checking)	\$ 653,033.75	
Cash in Bank(Saving)	3,011.65	
Cash/Securities(TD Ameritrade)	300,000.00	
Escrow(Chase)	11,604.48	
Deposits(ConEd)	565.00	
Accounts Receivable	1,438.60	
Loan Receivable(CS(MS)-Vera)	165,000.00	
Loan Receivable(CS(MS)-Fa/Vr)	46,000.00	
Loan Receivable(CHP-Vera)	229,801.50	
		<u>1,410,454.98</u>
Total Current Assets		
Property and Equipment		
Building	3,711,349.77	
		<u>3,711,349.77</u>
Total Property and Equipment		
Other Assets		
		<u>0.00</u>
Total Other Assets		
Total Assets	\$	<u>5,121,804.75</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Security Depoist	\$ 31,809.77	
		<u>31,809.77</u>
Total Current Liabilities		
Long-Term Liabilities		
Loan(Chase)	1,345,000.00	
Loan(CS-interest)	165,065.83	
Loan(CS)	3,727,559.64	
Interest Payable(CS)	105,726.50	
		<u>5,343,351.97</u>
Total Long-Term Liabilities		
Total Liabilities		<u>5,375,161.74</u>
Capital		
Retained Earnings	<234,418.49>	
Net Income	<18,938.50>	
		<u><253,356.99></u>
Total Capital		
Total Liabilities & Capital	\$	<u>5,121,804.75</u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Twelve Months Ending December 31, 2016

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 18,257.77	100.00	\$ 216,056.43	100.00
Management Fees	0.00	0.00	0.00	0.00
Commission Income	0.00	0.00	0.00	0.00
Interest Income	0.50	0.00	3.27	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	18,258.27	100.00	216,059.70	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	18,258.27	100.00	216,059.70	100.00
Expenses				
Administrative Expense	1,349.75	7.39	16,172.25	7.49
Promotion	988.07	5.41	7,199.49	3.33
Amortization Expense	0.00	0.00	0.00	0.00
Travel	268.04	1.47	3,004.66	1.39
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	97.00	0.53	109.00	0.05
Management Expense	1,325.00	7.26	15,924.75	7.37
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	4,918.00	26.94	11,084.53	5.13
Interest Expense	<70,550.18>	<386.40>	2,064.20	0.96
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	2,751.68	15.07	16,951.68	7.85
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	280.00	1.53	27,724.08	12.83
Meals and Entertainment Exp	0.00	0.00	0.00	0.00
Office Expense	63.47	0.35	907.04	0.42
Payroll Tax Expense	0.00	0.00	0.00	0.00
Penalties and Fines Exp	0.00	0.00	225.00	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	63,915.92	29.58
NYS Mortgage Tax	34,359.63	188.19	34,359.63	15.90
Postage Expense	11.50	0.06	117.80	0.05
Rent Expense	2,535.00	13.88	27,885.00	12.91
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	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, 2016

	Current Month		Year to Date	
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	383.57	2.10	5,883.79	2.72
Water	0.00	0.00	1,469.38	0.68
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	<21,219.47>	<116.22>	234,998.20	108.77
Net Income	\$ 39,477.74	216.22	\$ <18,938.50>	<8.77>

Charles Henry Properties,LLC
General Ledger Trial Balance

As of Dec 31, 2016

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)	653,033.75	
10300	Cash in Bank(Saving)	3,011.65	
10400	Cash/Securities(TD Ameritr	300,000.00	
10500	Escrow(Chase)	11,604.48	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	1,438.60	
14000	Loan Receivable(CS(MS)-V	165,000.00	
14100	Loan Receivable(CS(MS)-F	46,000.00	
14200	Loan Receivable(CHP-Vera	229,801.50	
15500	Building	3,711,349.77	
20500	Security Depoist		31,809.77
21500	Loan(Chase)		1,345,000.00
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,727,559.64
24000	Interest Payable(CS)		105,726.50
39005	Retained Earnings	234,418.49	
40000	Rental Income		216,056.43
40800	Interest Income		3.27
60000	Administrative Expense	16,172.25	
60100	Promotion	7,199.49	
61000	Travel	3,004.66	
62000	Bank Charges	109.00	
62500	Management Expense	15,924.75	
67000	Insurance Expense	11,084.53	
67500	Interest Expense	2,064.20	
68500	Legal and Professional Exp	16,951.68	
70000	Repair & Maintenance Expe	27,724.08	
71000	Office Expense	907.04	
72500	Penalties and Fines Exp	225.00	
73200	Real Estate Tax	63,915.92	
73300	NYS Mortgage Tax	34,359.63	
73500	Postage Expense	117.80	
74000	Rent Expense	27,885.00	
78000	Utilities Expense	5,883.79	
79000	Water	1,469.38	
	Total:	5,591,221.44	5,591,221.44

Charles Henry Properties,LLC**General Journal**

For the Period From Dec 1, 2016 to Dec 31, 2016

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
12/1/16	10200 62000	111416		12.00	12.00
12/1/16	10300 40800	113016		0.24	0.24
12/5/16	10200 62000	109		15.00	15.00
12/15/16	10200 21500 68500 68500 67500 23000 10500 73300 67000 62000	121516		1,060,905.67 19,564.18 2,064.20 228,296.34 11,604.48 34,359.63 4,918.00 100.00	1,345,000.00 16,812.50
12/27/16	67500 22000	122716		72,614.38	72,614.38
12/29/16	10200 10400	122916		100,000.00	100,000.00
12/30/16	10300 40800	123016		0.26	0.26
Total				1,534,454.38	1,534,454.38

Charles Henry Properties, LLC

General Ledger

For the Period From Dec 1, 2016 to Dec 31, 2016

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)	12/1/16	Beginning Balance			46,071.71
	12/31/16	Current Period Change	1,079,435.05	472,473.01	606,962.04
	12/31/16	Ending Balance			653,033.75
10300 Cash in Bank(Saving)	12/1/16	Beginning Balance			3,011.15
	12/31/16	Current Period Change	0.50		0.50
	12/31/16	Ending Balance			3,011.65
10400 Cash/Securities(TD Ameri	12/1/16	Beginning Balance			
	12/31/16	Current Period Change	300,000.00		300,000.00
	12/31/16	Ending Balance			300,000.00
10500 Escrow(Chase)	12/1/16	Beginning Balance			
	12/31/16	Current Period Change	11,604.48		11,604.48
	12/31/16	Ending Balance			11,604.48
10700 Depoits(ConEd)	12/1/16	Beginning Balance			565.00
	12/31/16	Ending Balance			565.00
11000 Accounts Receivable	12/1/16	Beginning Balance			1,438.60
	12/31/16	Current Period Change	18,514.38	18,514.38	1,438.60
	12/31/16	Ending Balance			1,438.60
14000 Loan Receivable(CS(MS)-	12/1/16	Beginning Balance			165,000.00
	12/31/16	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	12/1/16	Beginning Balance			46,000.00
	12/31/16	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	12/1/16	Beginning Balance			64,801.50
	12/31/16	Current Period Change	165,000.00		165,000.00
	12/31/16	Ending Balance			229,801.50
15500 Building	12/1/16	Beginning Balance			3,711,349.77
	12/31/16	Ending Balance			3,711,349.77
20000 Accounts Payable	12/1/16	Beginning Balance			
20500 Security Depoist	12/1/16	Beginning Balance			-31,809.77
	12/31/16	Ending Balance			-31,809.77
21500 Loan(Chase)	12/1/16	Beginning Balance			
	12/31/16	Current Period Change		1,345,000.00	-1,345,000.00
	12/31/16	Ending Balance			-1,345,000.00

Charles Henry Properties, LLC

General Ledger

For the Period From Dec 1, 2016 to Dec 31, 2016

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
22000 Loan(CS-interest)	12/1/16	Beginning Balance			-237,680.21
	12/31/16	Current Period Change	72,614.38		72,614.38
		Ending Balance			-165,065.83
23000 Loan(CS)	12/1/16	Beginning Balance			-3,955,855.98
	12/31/16	Current Period Change	228,296.34		228,296.34
		Ending Balance			-3,727,559.64
24000 Interest Payable(CS)	12/1/16	Beginning Balance			-105,726.50
	12/31/16	Ending Balance			-105,726.50
39005 Retained Earnings	12/1/16	Beginning Balance			234,418.49
	12/31/16	Ending Balance			234,418.49
40000 Rental Income	12/1/16	Beginning Balance			-197,798.66
	12/31/16	Current Period Change		18,257.77	-18,257.77
		Ending Balance			-216,056.43
40800 Interest Income	12/1/16	Beginning Balance			-2.77
	12/31/16	Current Period Change		0.50	-0.50
		Ending Balance			-3.27
60000 Administrative Expense	12/1/16	Beginning Balance			14,822.50
	12/31/16	Current Period Change	1,349.75		1,349.75
		Ending Balance			16,172.25
60100 Promotion	12/1/16	Beginning Balance			6,211.42
	12/31/16	Current Period Change	988.07		988.07
		Ending Balance			7,199.49
61000 Travel	12/1/16	Beginning Balance			2,736.62
	12/31/16	Current Period Change	268.04		268.04
		Ending Balance			3,004.66
62000 Bank Charges	12/1/16	Beginning Balance			12.00
	12/31/16	Current Period Change	112.00	15.00	97.00
		Ending Balance			109.00
62500 Management Expense	12/1/16	Beginning Balance			14,599.75
	12/31/16	Current Period Change	1,325.00		1,325.00
		Ending Balance			15,924.75
67000 Insurance Expense	12/1/16	Beginning Balance			6,166.53

Charles Henry Properties, LLC

General Ledger

For the Period From Dec 1, 2016 to Dec 31, 2016

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
	12/31/16	Current Period Change	4,918.00		4,918.00
	12/31/16	Ending Balance			11,084.53
67500 Interest Expense	12/1/16	Beginning Balance			72,614.38
	12/31/16	Current Period Change	2,064.20	72,614.38	-70,550.18
	12/31/16	Ending Balance			2,064.20
68500 Legal and Professional Ex	12/1/16	Beginning Balance			14,200.00
	12/31/16	Current Period Change	19,564.18	16,812.50	2,751.68
	12/31/16	Ending Balance			16,951.68
70000 Repair & Maintenance Ex	12/1/16	Beginning Balance			27,444.08
	12/31/16	Current Period Change	280.00		280.00
	12/31/16	Ending Balance			27,724.08
71000 Office Expense	12/1/16	Beginning Balance			843.57
	12/31/16	Current Period Change	63.47		63.47
	12/31/16	Ending Balance			907.04
72500 Penalties and Fines Exp	12/1/16	Beginning Balance			225.00
	12/31/16	Ending Balance			225.00
73200 Real Estate Tax	12/1/16	Beginning Balance			63,915.92
	12/31/16	Ending Balance			63,915.92
73300 NYS Mortgage Tax	12/1/16	Beginning Balance			
	12/31/16	Current Period Change	34,359.63		34,359.63
	12/31/16	Ending Balance			34,359.63
73500 Postage Expense	12/1/16	Beginning Balance			106.30
	12/31/16	Current Period Change	11.50		11.50
	12/31/16	Ending Balance			117.80
74000 Rent Expense	12/1/16	Beginning Balance			25,350.00
	12/31/16	Current Period Change	2,535.00		2,535.00
	12/31/16	Ending Balance			27,885.00
78000 Utilities Expense	12/1/16	Beginning Balance			5,500.22
	12/31/16	Current Period Change	640.18	256.61	383.57
	12/31/16	Ending Balance			5,883.79
79000 Water	12/1/16	Beginning Balance			1,469.38
	12/31/16	Ending Balance			1,469.38

Charles Henry Properties,LLC**Customer Ledgers**

For the Period From Dec 1, 2016 to Dec 31, 2016

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	12/1/16	300	SJ	499.77		499.77
Hildegard Y. Klages	12/9/16	9768	CRJ		499.77	0.00
2	12/1/16	301	SJ	2,200.00		2,200.00
Abigal Diaz	12/5/16	477108966	CRJ		2,200.00	0.00
4	12/1/16	302	SJ	2,155.00		2,155.00
Abdel Rigumye	12/5/16	109	CRJ		2,155.00	0.00
6	12/1/16	307	SJ	2,150.00		2,150.00
Carl De Cruze	12/9/16	41614703	CRJ		2,150.00	0.00
7	12/1/16	Balance Fwd				1,438.60
Water Dragon New York LLC	12/1/16	305	SJ	7,103.00		8,541.60
	12/1/16	306	SJ	256.61		8,798.21
	12/5/16	454	CRJ		7,359.61	1,438.60
8	12/1/16	303	SJ	2,050.00		2,050.00
Audrey Henderson	12/5/16	94	CRJ		2,050.00	0.00
9	12/1/16	304	SJ	2,100.00		2,100.00
Raul Vega	12/1/16	120116	CRJ		2,100.00	0.00

Charles Henry Properties,LLC**Invoice Register**

For the Period From Dec 1, 2016 to Dec 31, 2016

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
300	12/1/16		Hildegard Y. Klages	499.77
301	12/1/16		Abigal Diaz	2,200.00
302	12/1/16		Abdel Rigumye	2,155.00
303	12/1/16		Audrey Henderson	2,050.00
304	12/1/16		Raul Vega	2,100.00
305	12/1/16		Water Dragon New York LLC	7,103.00
306	12/1/16		Water Dragon New York LLC	256.61
307	12/1/16		Carl De Cruze	2,150.00
Total				18,514.38

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

For the Period From Dec 1, 2016 to Dec 31, 2016

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
12/1/16	11000 10200	120116	Invoice: 304 Raul Vega	2,100.00	2,100.00
12/5/16	11000 10200	94	Invoice: 303 Audrey Henderson	2,050.00	2,050.00
12/5/16	11000 11000 10200	454	Invoice: 305 Invoice: 306 Water Dragon New York LLC	7,359.61	7,103.00 256.61
12/5/16	11000 10200	477108966	Invoice: 301 Abigal Diaz	2,200.00	2,200.00
12/5/16	11000 10200	109	Invoice: 302 Abdel Rigumye	2,155.00	2,155.00
12/9/16	11000 10200	9768	Invoice: 300 Hildegard Y. Klages	499.77	499.77
12/9/16	11000 10200	41614703	Invoice: 307 Carl De Cruze	2,150.00	2,150.00
				18,514.38	18,514.38

Charles Henry Properties,LLC**Purchase Journal****For the Period From Dec 1, 2016 to Dec 31, 2016**

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
12/2/16	74000 Rent Expense 20000 Accounts Payable	71	Simons HK Properties LLC	2,535.00	2,535.00
12/2/16	60000 Administrative Expense 62500 Management Expense 73500 Postage Expense 61000 Travel 20000 Accounts Payable	120216	Veratex Inc.	1,349.75 1,125.00 4.70 50.00	2,529.45
12/2/16	70000 Repair & Maintenance Expens 20000 Accounts Payable	11/8-11/29	Robert Moleros	200.00	200.00
12/2/16	62500 Management Expense 70000 Repair & Maintenance Expens 71000 Office Expense 20000 Accounts Payable	120216	Cash	200.00 80.00 63.47	343.47
12/2/16	61000 Travel 60100 Promotion 20000 Accounts Payable	120216	AT&T Universal Card	218.04 677.69	895.73
12/13/16	60100 Promotion 20000 Accounts Payable	121316	Capital One Bank(USA), N.A.	162.31	162.31
12/13/16	78000 Utilities Expense 20000 Accounts Payable	121316	Con Edison Co. of NY Inc.	640.18	640.18
12/20/16	60100 Promotion 73500 Postage Expense 20000 Accounts Payable	122016	Claude Simon	148.07 6.80	154.87
				7,461.01	7,461.01

Charles Henry Properties,LLC**Check Register****For the Period From Dec 1, 2016 to Dec 31, 2016**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
443	12/2/16	Simons HK Properties LL	10200	2,535.00
444	12/2/16	AT&T Universal Card	10200	895.73
445	12/2/16	Veratex Inc.	10200	2,529.45
446	12/2/16	Robert Moleris	10200	200.00
447	12/2/16	Cash	10200	343.47
448	12/13/16	Con Edison Co. of NY Inc	10200	640.18
449	12/13/16	Capital One Bank(USA),	10200	162.31
450	12/19/16	Veratex Inc.	10200	85,000.00
451	12/20/16	Claude Simon	10200	154.87
452	12/23/16	Veratex Inc.	10200	80,000.00
453	12/27/16	TD Ameritrade	10200	200,000.00
Total				372,461.01