

Charles Henry Properties,LLC
Balance Sheet
August 31, 2019

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	6,650.38
Cash in Bank(Saving)		3,019.43
Cash/Securities(TD Ameritrade)		208,181.33
Unrealized Losses(TD)		17,101.28
Escrow(Chase)		20,308.61
Depoits(ConEd)		565.00
Accounts Receivable		12,674.31
Loan Receivable(CS(MS)-Vera)		165,000.00
Loan Receivable(CS(MS)-Fa/Vr)		46,000.00
Loan Receivable(CHP-Vera)		406,801.50
Total Current Assets		886,301.84
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><u>4,597,651.61</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	471.62
Security Depoist		22,324.77
Total Current Liabilities		22,796.39
Long-Term Liabilities		
Loan(Chase)		1,273,606.30
Loan(CS-interest)		165,065.83
Loan(CS)		3,233,669.39
Interest Payable(CS)		105,726.50
Total Long-Term Liabilities		4,778,068.02
Total Liabilities		4,800,864.41
Capital		
Retained Earnings		<231,747.59>
Net Income		28,534.79
Total Capital		<203,212.80>
Total Liabilities & Capital	\$	<u><u>4,597,651.61</u></u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Eight Months Ending August 31, 2019

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 17,924.77	97.90	\$ 138,698.16	99.72
Management Fees	384.00	2.10	384.00	0.28
Commission Income	0.00	0.00	0.00	0.00
Interest/Dividends Income	0.26	0.00	1.78	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	18,309.03	100.00	139,083.94	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	18,309.03	100.00	139,083.94	100.00
Expenses				
Administrative Expense	1,049.75	5.73	6,498.50	4.67
Promotion	0.00	0.00	378.60	0.27
Amortization Expense	0.00	0.00	0.00	0.00
Travel	0.00	0.00	8.08	0.01
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	15.00	0.08	104.77	0.08
Management Expense	1,325.00	7.24	8,150.00	5.86
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	23.00	0.02
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	2,591.90	14.16	3,612.27	2.60
Interest Expense	3,455.84	18.88	24,326.29	17.49
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	1,582.00	1.14
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	2,036.92	11.13	11,492.20	8.26
Meals and Entertainment Exp	0.00	0.00	0.00	0.00
Office Expense	465.21	2.54	465.21	0.33
Payroll Tax Expense	0.00	0.00	0.00	0.00
Penalties and Fines Exp	0.00	0.00	0.00	0.00
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	37,442.02	26.92
NYS Mortgage Tax	0.00	0.00	0.00	0.00
Postage Expense	5.00	0.03	183.10	0.13
Rent Expense	2,535.00	13.85	14,175.00	10.19
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

For Management Purposes Only

Charles Henry Properties,LLC
Income Statement
For the Eight Months Ending August 31, 2019

	Current Month		Year to Date	
Telephone Expense	0.00	0.00	0.00	0.00
Travel Expense	0.00	0.00	97.65	0.07
Salaries Expense	0.00	0.00	0.00	0.00
Storage Expense	0.00	0.00	0.00	0.00
Utilities Expense	537.34	2.93	2,776.70	2.00
Water	0.00	0.00	<766.24>	<0.55>
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	14,016.96	76.56	110,549.15	79.48
Net Income	\$ 4,292.07	23.44	\$ 28,534.79	20.52

For Management Purposes Only

Charles Henry Properties,LLC
General Ledger Trial Balance
As of Aug 31, 2019

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)	6,650.38	
10300	Cash in Bank(Saving)	3,019.43	
10400	Cash/Securities(TD Ameritr	208,181.33	
10420	Unrealized Losses(TD)	17,101.28	
10500	Escrow(Chase)	20,308.61	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	12,674.31	
14000	Loan Receivable(CS(MS)-V	165,000.00	
14100	Loan Receivable(CS(MS)-F	46,000.00	
14200	Loan Receivable(CHP-Vera	406,801.50	
15500	Building	3,711,349.77	
20000	Accounts Payable		471.62
20500	Security Depoist		22,324.77
21500	Loan(Chase)		1,273,606.30
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,233,669.39
24000	Interest Payable(CS)		105,726.50
39005	Retained Earnings	231,747.59	
40000	Rental Income		138,698.16
40200	Management Fees		384.00
40800	Interest/Dividends Income		1.78
60000	Administrative Expense	6,498.50	
60100	Promotion	378.60	
61000	Travel	8.08	
62000	Bank Charges	104.77	
62500	Management Expense	8,150.00	
64500	Dues and Subscriptions Exp	23.00	
67000	Insurance Expense	3,612.27	
67500	Interest Expense	24,326.29	
68500	Legal and Professional Exp	1,582.00	
70000	Repair & Maintenance Expe	11,492.20	
71000	Office Expense	465.21	
73200	Real Estate Tax	37,442.02	
73500	Postage Expense	183.10	
74000	Rent Expense	14,175.00	
76500	Travel Expense	97.65	
78000	Utilities Expense	2,776.70	
79000	Water		766.24
Total:		4,940,714.59	4,940,714.59

Charles Henry Properties,LLC
General Journal

For the Period From Aug 1, 2019 to Aug 31, 2019

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
8/1/19	10200	080119			12,612.26
	10500			6,758.74	
	21500			2,397.68	
	67500			3,455.84	
8/1/19	10200	070919			15.00
	62000			15.00	
8/1/19	10300	073019		0.26	
	40800				0.26
		Total		12,627.52	12,627.52

Charles Henry Properties, LLC
General Ledger

For the Period From Aug 1, 2019 to Aug 31, 2019

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)	8/1/19	Beginning Balance			18,443.14
	8/31/19	Current Period Change	15,430.21	27,222.97	-11,792.76
		Ending Balance			6,650.38
10300 Cash in Bank(Saving)	8/1/19	Beginning Balance			3,019.17
	8/31/19	Current Period Change	0.26		0.26
		Ending Balance			3,019.43
10400 Cash/Securities(TD Ameri	8/1/19	Beginning Balance			208,181.33
	8/31/19	Ending Balance			208,181.33
10420 Unrealized Losses(TD)	8/1/19	Beginning Balance			17,101.28
	8/31/19	Ending Balance			17,101.28
10500 Escrow(Chase)	8/1/19	Beginning Balance			13,549.87
	8/31/19	Current Period Change	6,758.74		6,758.74
		Ending Balance			20,308.61
10700 Depoits(ConEd)	8/1/19	Beginning Balance			565.00
	8/31/19	Ending Balance			565.00
11000 Accounts Receivable	8/1/19	Beginning Balance			5,274.54
	8/31/19	Current Period Change	22,829.98	15,430.21	7,399.77
		Ending Balance			12,674.31
14000 Loan Receivable(CS(MS)-	8/1/19	Beginning Balance			165,000.00
	8/31/19	Ending Balance			165,000.00
14100 Loan Reccivable(CS(MS)-	8/1/19	Beginning Balance			46,000.00
	8/31/19	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	8/1/19	Beginning Balance			406,801.50
	8/31/19	Ending Balance			406,801.50
15500 Building	8/1/19	Beginning Balance			3,711,349.77
	8/31/19	Ending Balance			3,711,349.77
20000 Accounts Payable	8/1/19	Beginning Balance			
	8/31/19	Current Period Change	14,595.71	15,067.33	-471.62
		Ending Balance			-471.62
20500 Security Depoist	8/1/19	Beginning Balance			-22,324.77
	8/31/19	Ending Balance			-22,324.77

Charles Henry Properties,LLC
General Ledger

For the Period From Aug 1, 2019 to Aug 31, 2019

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
21500 Loan(Chase)	8/1/19	Beginning Balance			-1,276,003.98
	8/31/19	Current Period Change	2,397.68		2,397.68
	8/31/19	Ending Balance			-1,273,606.30
22000 Loan(CS-interest)	8/1/19	Beginning Balance			-165,065.83
	8/31/19	Ending Balance			-165,065.83
23000 Loan(CS)	8/1/19	Beginning Balance			-3,233,669.39
	8/31/19	Ending Balance			-3,233,669.39
24000 Interest Payable(CS)	8/1/19	Beginning Balance			-105,726.50
	8/31/19	Ending Balance			-105,726.50
39005 Retained Earnings	8/1/19	Beginning Balance			231,747.59
	8/31/19	Ending Balance			231,747.59
40000 Rental Income	8/1/19	Beginning Balance			-120,773.39
	8/31/19	Current Period Change		17,924.77	-17,924.77
	8/31/19	Ending Balance			-138,698.16
40200 Management Fees	8/1/19	Beginning Balance			
	8/31/19	Current Period Change	4,416.00	4,800.00	-384.00
	8/31/19	Ending Balance			-384.00
40800 Interest/Dividends Income	8/1/19	Beginning Balance			-1.52
	8/31/19	Current Period Change		0.26	-0.26
	8/31/19	Ending Balance			-1.78
60000 Administrative Expense	8/1/19	Beginning Balance			5,448.75
	8/31/19	Current Period Change	1,049.75		1,049.75
	8/31/19	Ending Balance			6,498.50
60100 Promotion	8/1/19	Beginning Balance			378.60
	8/31/19	Ending Balance			378.60
61000 Travel	8/1/19	Beginning Balance			8.08
	8/31/19	Ending Balance			8.08
62000 Bank Charges	8/1/19	Beginning Balance			89.77
	8/31/19	Current Period Change	15.00		15.00
	8/31/19	Ending Balance			104.77

Charles Henry Properties,LLC

General Ledger

For the Period From Aug 1, 2019 to Aug 31, 2019

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
62500 Management Expense	8/1/19	Beginning Balance			6,825.00
	8/31/19	Current Period Change	1,325.00		1,325.00
	8/31/19	Ending Balance			8,150.00
64500 Dues and Subscriptions E	8/1/19	Beginning Balance			23.00
	8/31/19	Ending Balance			23.00
67000 Insurance Expense	8/1/19	Beginning Balance			1,020.37
	8/31/19	Current Period Change	2,591.90		2,591.90
	8/31/19	Ending Balance			3,612.27
67500 Interest Expense	8/1/19	Beginning Balance			20,870.45
	8/31/19	Current Period Change	3,455.84		3,455.84
	8/31/19	Ending Balance			24,326.29
68500 Legal and Professional Ex	8/1/19	Beginning Balance			1,582.00
	8/31/19	Ending Balance			1,582.00
70000 Repair & Maintenance Ex	8/1/19	Beginning Balance			9,455.28
	8/31/19	Current Period Change	2,036.92		2,036.92
	8/31/19	Ending Balance			11,492.20
71000 Office Expense	8/1/19	Beginning Balance			
	8/31/19	Current Period Change	465.21		465.21
	8/31/19	Ending Balance			465.21
73200 Real Estate Tax	8/1/19	Beginning Balance			37,442.02
	8/31/19	Ending Balance			37,442.02
73500 Postage Expense	8/1/19	Beginning Balance			178.10
	8/31/19	Current Period Change	5.00		5.00
	8/31/19	Ending Balance			183.10
74000 Rent Expense	8/1/19	Beginning Balance			11,640.00
	8/31/19	Current Period Change	2,535.00		2,535.00
	8/31/19	Ending Balance			14,175.00
76500 Travel Expense	8/1/19	Beginning Balance			97.65
	8/31/19	Ending Balance			97.65
78000 Utilities Expense	8/1/19	Beginning Balance			2,239.36
	8/31/19	Current Period Change	642.55	105.21	537.34
	8/31/19	Ending Balance			2,776.70

Charles Henry Properties,LLC**General Ledger**

For the Period From Aug 1, 2019 to Aug 31, 2019

Filter Criteria includes: Report order is by ID. Report is printed in Summary By Period Format.

Account ID	Date	Trans Description	Debit Amt	Credit Amt	Balance
Account Description					
79000	8/1/19	Beginning Balance			-766.24
Water	8/31/19	Ending Balance			-766.24

Charles Henry Properties,LLC**Customer Ledgers**

For the Period From Aug 1, 2019 to Aug 31, 2019

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	8/1/19	Balance Fwd				999.54
Hildegard Y. Klages	8/1/19	561	SJ	499.77		1,499.31
10	8/1/19	Balance Fwd				2,175.00
Mercy Lister/Daniel Murdock	8/1/19	562	SJ	2,175.00		4,350.00
	8/1/19	070819	CRJ		2,175.00	2,175.00
11	8/1/19	566	SJ	2,100.00		2,100.00
Austen Vernon						
12	8/1/19	563	SJ	2,300.00		2,300.00
Kristiana Zuccarini	8/2/19	157	CRJ		2,300.00	0.00
13	8/1/19	567	SJ	6,500.00		6,500.00
NY Finest Dry Cleaners Inc.	8/1/19	568	SJ	105.21		6,605.21
	8/2/19	132	CRJ		6,605.21	0.00
14	8/1/19	569	SJ	4,800.00		4,800.00
Robert Vargas/Melinda Ball						
2	8/1/19	565	SJ	2,250.00		2,250.00
Abigail Diaz	8/5/19	630345060	CRJ		2,250.00	0.00
9	8/1/19	Balance Fwd				2,100.00
Raul Vega	8/1/19	564	SJ	2,100.00		4,200.00
	8/1/19	070219	CRJ		2,100.00	2,100.00

Charles Henry Properties,LLC**Invoice Register**

For the Period From Aug 1, 2019 to Aug 31, 2019

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
561	8/1/19		Hildegard Y. Klages	499.77
562	8/1/19		Mercy Lister/Daniel Murdock	2,175.00
563	8/1/19		Kristiana Zuccarini	2,300.00
564	8/1/19		Raul Vega	2,100.00
565	8/1/19		Abigal Diaz	2,250.00
566	8/1/19		Austen Vernon	2,100.00
567	8/1/19		NY Finest Dry Cleaners Inc.	6,500.00
568	8/1/19		NY Finest Dry Cleaners Inc.	105.21
569	8/1/19		Robert Vargas/Melinda Ball	4,800.00
Total				22,829.98

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

For the Period From Aug 1, 2019 to Aug 31, 2019

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
8/1/19	11000 10200	070219	Invoice: 558 Raul Vega	2,100.00	2,100.00
8/1/19	11000 10200	070819	Invoice: 556 Mercy Lister/Daniel Murdock	2,175.00	2,175.00
8/1/19	10200	07/29/19	Robert Vargas/Melinda Ball		
8/2/19	11000 10200	157	Invoice: 563 Kristiana Zuccarini	2,300.00	2,300.00
8/2/19	11000 11000 10200	132	Invoice: 567 Invoice: 568 NY Finest Dry Cleaners Inc.	6,605.21	6,500.00 105.21
8/5/19	11000 10200	630345060	Invoice: 565 Abigal Diaz	2,250.00	2,250.00
				15,430.21	15,430.21

Charles Henry Properties, LLC
Purchase Journal
For the Period From Aug 1, 2019 to Aug 31, 2019

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
8/2/19	70000 Repair & Maintenance Expens 20000 Accounts Payable	7/9-8/6	Robert Moleros	250.00	250.00
8/5/19	74000 Rent Expense 20000 Accounts Payable	165	Simons HK Properties LLC	2,535.00	2,535.00
8/5/19	60000 Administrative Expense 62500 Management Expense 73500 Postage Expense 20000 Accounts Payable	080119	Veratex Inc.	1,049.75 1,125.00 5.00	2,179.75
8/5/19	62500 Management Expense 70000 Repair & Maintenance Expens 71000 Office Expense 20000 Accounts Payable	080119	Cash	200.00 80.00 465.21	745.21
8/15/19	78000 Utilities Expense 20000 Accounts Payable	081519	Con Edison Co. of NY Inc.	489.01	489.01
8/15/19	78000 Utilities Expense 20000 Accounts Payable	081619	Con Edison Co. of NY Inc.	153.54	153.54
8/15/19	40200 Management Fees 20000 Accounts Payable	081519	Claude Simon	1,800.00	1,800.00
8/16/19	70000 Repair & Maintenance Expens 20000 Accounts Payable	117190	Able Fire Prevention Corp.	803.50	803.50
8/22/19	70000 Repair & Maintenance Expens 40200 Management Fees 20000 Accounts Payable	082219	Robert Moleros	400.00 1,000.00	1,400.00
8/26/19	40200 Management Fees 20000 Accounts Payable	090119	534 West 42nd Street Condo Ass	1,144.38	1,144.38
8/27/19	70000 Repair & Maintenance Expens 20000 Accounts Payable	082719	Happy Home appliance Repair	121.94	121.94
8/29/19	40200 Management Fees	083119		471.62	

Charles Henry Properties,LLC
Purchase Journal
For the Period From Aug 1, 2019 to Aug 31, 2019

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
	20000 Accounts Payable		John Riccardi		471.62
8/29/19	70000 Repair & Maintenance Expens 20000 Accounts Payable	39079556		381.48	
			Happy Home appliance Repair		381.48
8/30/19	67000 Insurance Expense 20000 Accounts Payable	PM3550202		2,591.90	
			Lustgarten Associates Inc.		2,591.90
				15,067.33	15,067.33

Charles Henry Properties,LLC
Check Register
For the Period From Aug 1, 2019 to Aug 31, 2019

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
728	8/5/19	Cash	10200	745.21
729	8/5/19	Veratex Inc.	10200	2,179.75
731	8/5/19	Robert Molerros	10200	250.00
730	8/5/19	Simons HK Properties LL	10200	2,535.00
732	8/15/19	Claude Simon	10200	1,800.00
733	8/15/19	Con Edison Co. of NY Inc	10200	489.01
734	8/15/19	Con Edison Co. of NY Inc	10200	153.54
735	8/22/19	Able Fire Prevention Corp	10200	803.50
736	8/22/19	Robert Molerros	10200	1,400.00
737	8/26/19	534 West 42nd Street Con	10200	1,144.38
738	8/27/19	Happy Home appliance Re	10200	121.94
739	8/30/19	Lustgarten Associates Inc.	10200	2,591.90
741	8/30/19	Happy Home appliance Re	10200	381.48
Total				14,595.71