

Charles Henry Properties, LLC
Balance Sheet
October 31, 2019

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	6,247.33
Cash in Bank(Saving)		3,019.69
Cash/Securities(TD Ameritrade)		208,181.33
Unrealized Losses(TD)		17,101.28
Escrow(Chase)		33,826.09
Depoits(ConEd)		565.00
Accounts Receivable		16,607.17
Loan Receivable(CS(MS)-Vera)		165,000.00
Loan Receivable(CS(MS)-Fa/Vr)		46,000.00
Loan Receivable(CHP-Vera)		402,201.50
Total Current Assets		898,749.39
 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>4,610,099.16</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Security Depoist	\$	22,374.77
Total Current Liabilities		22,374.77
 Long-Term Liabilities		
Loan(Chase)		1,268,791.45
Loan(CS-interest)		165,065.83
Loan(CS)		3,233,669.39
Interest Payable(CS)		105,726.50
Total Long-Term Liabilities		4,773,253.17
Total Liabilities		4,795,627.94
 Capital		
Retained Earnings		<231,747.59>
Net Income		46,218.81
Total Capital		<185,528.78>
Total Liabilities & Capital	\$	<u>4,610,099.16</u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Ten Months Ending October 31, 2019

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 18,074.77	93.43	\$ 174,747.70	98.85
Management Fees	384.00	1.98	1,152.00	0.65
Commission Income	0.00	0.00	0.00	0.00
Interest/Dividends Income	886.60	4.58	888.64	0.50
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	19,345.37	100.00	176,788.34	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	19,345.37	100.00	176,788.34	100.00
Expenses				
Administrative Expense	1,049.75	5.43	8,598.00	4.86
Promotion	0.00	0.00	378.60	0.21
Amortization Expense	0.00	0.00	0.00	0.00
Travel	0.00	0.00	68.08	0.04
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	15.00	0.08	131.77	0.07
Management Expense	1,325.00	6.85	10,800.00	6.11
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	378.60	1.96	401.60	0.23
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	0.00	0.00	3,612.27	2.04
Interest Expense	3,442.84	17.80	31,218.48	17.66
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	1,582.00	0.89
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	524.92	2.71	12,412.74	7.02
Meals and Entertainment Exp	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	465.21	0.26
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	21.18
NYS Mortgage Tax	0.00	0.00	0.00	0.00
Postage Expense	25.55	0.13	213.65	0.12
Rent Expense	2,535.00	13.10	19,245.00	10.89
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 Ten Months Ending October 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	0.06
Salaries Expense	0.00	0.00	0.00	0.00
Storage Expense	0.00	0.00	0.00	0.00
Utilities Expense	568.63	2.94	3,790.30	2.14
Water	878.40	4.54	112.16	0.06
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	10,743.69	55.54	130,569.53	73.86
Net Income	\$ 8,601.68	44.46	\$ 46,218.81	26.14

Charles Henry Properties,LLC
General Ledger Trial Balance

As of Oct 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)	6,247.33	
10300	Cash in Bank(Saving)	3,019.69	
10400	Cash/Securities(TD Ameritr	208,181.33	
10420	Unrealized Losses(TD)	17,101.28	
10500	Escrow(Chase)	33,826.09	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	16,607.17	
14000	Loan Receivable(CS(MS)-V	165,000.00	
14100	Loan Receivable(CS(MS)-F	46,000.00	
14200	Loan Receivable(CHP-Vera	402,201.50	
15500	Building	3,711,349.77	
20500	Security Depoist		22,374.77
21500	Loan(Chase)		1,268,791.45
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		174,747.70
40200	Management Fees		1,152.00
40800	Interest/Dividends Income		888.64
60000	Administrative Expense	8,598.00	
60100	Promotion	378.60	
61000	Travel	68.08	
62000	Bank Charges	131.77	
62500	Management Expense	10,800.00	
64500	Dues and Subscriptions Exp	401.60	
67000	Insurance Expense	3,612.27	
67500	Interest Expense	31,218.48	
68500	Legal and Professional Exp	1,582.00	
70000	Repair & Maintenance Expe	12,412.74	
71000	Office Expense	465.21	
73200	Real Estate Tax	37,442.02	
73500	Postage Expense	213.65	
74000	Rent Expense	19,245.00	
76500	Travel Expense	97.65	
78000	Utilities Expense	3,790.30	
79000	Water	112.16	
	Total:	4,972,416.28	4,972,416.28

Charles Henry Properties,LLC
General Journal

For the Period From Oct 1, 2019 to Oct 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
10/1/19	10200 62000	093019		15.00	15.00
10/2/19	10200 21500 10500 67500	100119		2,410.68 6,758.74 3,442.84	12,612.26
		Total		12,627.26	12,627.26

Charles Henry Properties, LLC

General Ledger

For the Period From Oct 1, 2019 to Oct 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)	10/1/19	Beginning Balance			18,542.98
	10/31/19	Current Period Change	15,875.00	28,170.65	-12,295.65
		Ending Balance			6,247.33
10300 Cash in Bank(Saving)	10/1/19	Beginning Balance			3,019.69
	10/31/19	Ending Balance			3,019.69
10400 Cash/Securities(TD Ameri	10/1/19	Beginning Balance			208,181.33
	10/31/19	Ending Balance			208,181.33
10420 Unrealized Losses(TD)	10/1/19	Beginning Balance			17,101.28
	10/31/19	Ending Balance			17,101.28
10500 Escrow(Chase)	10/1/19	Beginning Balance			27,067.35
	10/31/19	Current Period Change	6,758.74		6,758.74
		Ending Balance			33,826.09
10700 Deposits(ConEd)	10/1/19	Beginning Balance			565.00
	10/31/19	Ending Balance			565.00
11000 Accounts Receivable	10/1/19	Beginning Balance			8,622.50
	10/31/19	Current Period Change	23,859.67	15,875.00	7,984.67
		Ending Balance			16,607.17
14000 Loan Receivable(CS(MS)-	10/1/19	Beginning Balance			165,000.00
	10/31/19	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	10/1/19	Beginning Balance			46,000.00
	10/31/19	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	10/1/19	Beginning Balance			402,201.50
	10/31/19	Ending Balance			402,201.50
15500 Building	10/1/19	Beginning Balance			3,711,349.77
	10/31/19	Ending Balance			3,711,349.77
20000 Accounts Payable	10/1/19	Beginning Balance			-3,743.24
20500 Security Depoist	10/1/19	Beginning Balance			-22,374.77
	10/31/19	Ending Balance			-22,374.77
21500 Loan(Chase)	10/1/19	Beginning Balance			-1,271,202.13

Charles Henry Properties, LLC
General Ledger

For the Period From Oct 1, 2019 to Oct 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
	10/31/19	Current Period Change	2,410.68		2,410.68
	10/31/19	Ending Balance			-1,268,791.45
22000 Loan(CS-interest)	10/1/19	Beginning Balance			-165,065.83
	10/31/19	Ending Balance			-165,065.83
23000 Loan(CS)	10/1/19	Beginning Balance			-3,233,669.39
	10/31/19	Ending Balance			-3,233,669.39
24000 Interest Payable(CS)	10/1/19	Beginning Balance			-105,726.50
	10/31/19	Ending Balance			-105,726.50
39005 Retained Earnings	10/1/19	Beginning Balance			231,747.59
	10/31/19	Ending Balance			231,747.59
40000 Rental Income	10/1/19	Beginning Balance			-156,672.93
	10/31/19	Current Period Change		18,074.77	-18,074.77
	10/31/19	Ending Balance			-174,747.70
40200 Management Fees	10/1/19	Beginning Balance			-768.00
	10/31/19	Current Period Change	4,416.00	4,800.00	-384.00
	10/31/19	Ending Balance			-1,152.00
40800 Interest/Dividends Income	10/1/19	Beginning Balance			-2.04
	10/31/19	Current Period Change		886.60	-886.60
	10/31/19	Ending Balance			-888.64
60000 Administrative Expense	10/1/19	Beginning Balance			7,548.25
	10/31/19	Current Period Change	1,049.75		1,049.75
	10/31/19	Ending Balance			8,598.00
60100 Promotion	10/1/19	Beginning Balance			378.60
	10/31/19	Ending Balance			378.60
61000 Travel	10/1/19	Beginning Balance			68.08
	10/31/19	Ending Balance			68.08
62000 Bank Charges	10/1/19	Beginning Balance			116.77
	10/31/19	Current Period Change	15.00		15.00
	10/31/19	Ending Balance			131.77
62500 Management Expense	10/1/19	Beginning Balance			9,475.00
	10/31/19	Current Period Change	1,325.00		1,325.00
	10/31/19	Ending Balance			10,800.00

Charles Henry Properties,LLC
General Ledger

For the Period From Oct 1, 2019 to Oct 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
64500 Dues and Subscriptions E	10/1/19	Beginning Balance			23.00
	10/31/19	Current Period Change Ending Balance	378.60		378.60 401.60
67000 Insurance Expense	10/1/19	Beginning Balance			3,612.27
	10/31/19	Ending Balance			3,612.27
67500 Interest Expense	10/1/19	Beginning Balance			27,775.64
	10/31/19	Current Period Change Ending Balance	3,442.84		3,442.84 31,218.48
68500 Legal and Professional Ex	10/1/19	Beginning Balance			1,582.00
	10/31/19	Ending Balance			1,582.00
70000 Repair & Maintenance Ex	10/1/19	Beginning Balance			11,887.82
	10/31/19	Current Period Change Ending Balance	524.92		524.92 12,412.74
71000 Office Expense	10/1/19	Beginning Balance			465.21
	10/31/19	Ending Balance			465.21
73200 Real Estate Tax	10/1/19	Beginning Balance			37,442.02
	10/31/19	Ending Balance			37,442.02
73500 Postage Expense	10/1/19	Beginning Balance			188.10
	10/31/19	Current Period Change Ending Balance	25.55		25.55 213.65
74000 Rent Expense	10/1/19	Beginning Balance			16,710.00
	10/31/19	Current Period Change Ending Balance	2,535.00		2,535.00 19,245.00
76500 Travel Expense	10/1/19	Beginning Balance			97.65
	10/31/19	Ending Balance			97.65
78000 Utilities Expense	10/1/19	Beginning Balance			3,221.67
	10/31/19	Current Period Change Ending Balance	666.93	98.30	568.63 3,790.30
79000 Water	10/1/19	Beginning Balance			-766.24
	10/31/19	Current Period Change Ending Balance	878.40		878.40 112.16

Charles Henry Properties,LLC

Customer Ledgers

For the Period From Oct 1, 2019 to Oct 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	10/1/19	Balance Fwd				1,999.08
Hildegard Y. Klages	10/1/19	579	SJ	499.77		2,498.85
10	10/1/19	580	SJ	2,225.00		2,225.00
Mercy Lister/Daniel Murdock	10/7/19	100119	CRJ		2,225.00	0.00
11	10/1/19	585	SJ	2,100.00		2,100.00
Austen Vernon	10/15/19	101519	CRJ		2,100.00	0.00
12	10/1/19	584	SJ	2,300.00		2,300.00
Kristiana Zuccarini	10/4/19	3831	CRJ		2,300.00	0.00
13	10/1/19	Balance Fwd				6,623.42
NY Finest Dry Cleaners Inc.	10/1/19	586	SJ	98.30		6,721.72
	10/1/19	587	SJ	6,500.00		13,221.72
	10/1/19	588	SJ	886.60		14,108.32
14	10/1/19	582	SJ	4,800.00		4,800.00
Robert Vargas/Melinda Ball	10/1/19	100119	CRJ		4,800.00	0.00
2	10/1/19	583	SJ	2,250.00		2,250.00
Abigal Diaz	10/8/19	100819	CRJ		2,250.00	0.00
9	10/1/19	581	SJ	2,200.00		2,200.00
Raul Vega	10/7/19	100119	CRJ		2,200.00	0.00

Charles Henry Properties,LLC**Invoice Register**

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

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
579	10/1/19		Hildegard Y. Klages	499.77
580	10/1/19		Mercy Lister/Daniel Murdock	2,225.00
581	10/1/19		Raul Vega	2,200.00
582	10/1/19		Robert Vargas/Melinda Ball	4,800.00
583	10/1/19		Abigal Diaz	2,250.00
584	10/1/19		Kristiana Zuccarini	2,300.00
585	10/1/19		Austen Vernon	2,100.00
586	10/1/19		NY Finest Dry Cleaners Inc.	98.30
587	10/1/19		NY Finest Dry Cleaners Inc.	6,500.00
588	10/1/19		NY Finest Dry Cleaners Inc.	886.60
Total				23,859.67

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

For the Period From Oct 1, 2019 to Oct 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
10/1/19	11000 10200	100119	Invoice: 582 Robert Vargas/Melinda Ball	4,800.00	4,800.00
10/4/19	11000 10200	3831	Invoice: 584 Kristiana Zuccarini	2,300.00	2,300.00
10/7/19	11000 10200	100119	Invoice: 580 Mercy Lister/Daniel Murdock	2,225.00	2,225.00
10/7/19	11000 10200	100119	Invoice: 581 Raul Vega	2,200.00	2,200.00
10/8/19	11000 10200	100819	Invoice: 583 Abigal Diaz	2,250.00	2,250.00
10/15/19	11000 10200	101519	Invoice: 585 Austen Vernon	2,100.00	2,100.00
				<u>15,875.00</u>	<u>15,875.00</u>

Charles Henry Properties,LLC
Purchase Journal
For the Period From Oct 1, 2019 to Oct 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
10/2/19	64500 Dues and Subscriptions Exp 20000 Accounts Payable	INV00689909	SiteCompli, LLC	378.60	378.60
10/2/19	60000 Administrative Expense 62500 Management Expense 73500 Postage Expense 20000 Accounts Payable	100219	Veratex Inc.	1,049.75 1,125.00 25.55	2,200.30
10/2/19	62500 Management Expense 70000 Repair & Maintenance Expens 20000 Accounts Payable	100219	Cash	200.00 324.92	524.92
10/2/19	70000 Repair & Maintenance Expens 20000 Accounts Payable	9/10-10/1	Robert Moleros	200.00	200.00
10/2/19	40200 Management Fees 20000 Accounts Payable	10/3019	John Riccardi	3,271.62	3,271.62
10/2/19	74000 Rent Expense 20000 Accounts Payable	170	Simons HK Properties LLC	2,535.00	2,535.00
10/21/19	79000 Water 20000 Accounts Payable	102119	NYC Water Board	878.40	878.40
10/21/19	78000 Utilities Expense 20000 Accounts Payable	102119	Con Edison Co. of NY Inc.	216.18	216.18
10/21/19	78000 Utilities Expense 20000 Accounts Payable	102019	Con Edison Co. of NY Inc.	450.75	450.75
10/28/19	40200 Management Fees 20000 Accounts Payable	apt4	534 West 42nd Street Condo Ass	1,144.38	1,144.38
				11,800.15	11,800.15

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
749	10/2/19	John Riccardi	10200	7,014.86
750	10/2/19	SiteCompli, LLC	10200	378.60
751	10/2/19	Veratex Inc.	10200	2,200.30
752	10/2/19	Cash	10200	524.92
753	10/2/19	Robert Moleris	10200	200.00
754	10/2/19	Simons HK Properties LL	10200	2,535.00
755	10/21/19	Con Edison Co. of NY Inc	10200	216.18
756	10/21/19	Con Edison Co. of NY Inc	10200	450.75
757	10/21/19	NYC Water Board	10200	878.40
758	10/28/19	534 West 42nd Street Con	10200	1,144.38
Total				<u>15,543.39</u>

Charles Henry Properties,LLC
Aged Payables
As of Oct 31, 2019

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Vendor ID	Invoice No	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
Vendor						
Contact						
Telephone 1						
Report Total						

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