

Charles Henry Properties, LLC
Balance Sheet
November 30, 2019

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	4,123.52
Cash in Bank(Saving)		3,019.69
Cash/Securities(TD Ameritrade)		208,181.33
Unrealized Losses(TD)		17,101.28
Escrow(Chase)		40,584.83
Depoits(ConEd)		565.00
Accounts Receivable		24,704.31
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		911,481.46
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>4,622,831.23</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	3,667.12
Security Depoist		22,374.77
Total Current Liabilities		26,041.89
Long-Term Liabilities		
Loan(Chase)		1,266,374.24
Loan(CS-interest)		165,065.83
Loan(CS)		3,233,669.39
Interest Payable(CS)		105,726.50
Total Long-Term Liabilities		4,770,835.96
Total Liabilities		4,796,877.85
Capital		
Retained Earnings		<231,747.59>
Net Income		57,700.97
Total Capital		<174,046.62>
Total Liabilities & Capital	\$	<u><u>4,622,831.23</u></u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Eleven Months Ending November 30, 2019

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 17,525.00	93.77	\$ 192,272.70	98.36
Management Fees	384.00	2.05	1,536.00	0.79
Commission Income	0.00	0.00	0.00	0.00
Interest/Dividends Income	780.98	4.18	1,669.62	0.85
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	18,689.98	100.00	195,478.32	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	18,689.98	100.00	195,478.32	100.00
Expenses				
Administrative Expense	500.00	2.68	9,098.00	4.65
Promotion	0.00	0.00	378.60	0.19
Amortization Expense	0.00	0.00	0.00	0.00
Travel	0.00	0.00	68.08	0.03
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	15.00	0.08	146.77	0.08
Management Expense	750.00	4.01	11,550.00	5.91
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	401.60	0.21
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	1.85
Interest Expense	3,436.31	18.39	34,654.79	17.73
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	395.50	2.12	1,977.50	1.01
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	1,135.26	6.07	13,548.00	6.93
Meals and Entertainment Exp	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	465.21	0.24
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	19.15
NYS Mortgage Tax	0.00	0.00	0.00	0.00
Postage Expense	5.00	0.03	218.65	0.11
Rent Expense	1,250.00	6.69	20,495.00	10.48
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 Eleven Months Ending November 30, 2019

	Current Month		Year to Date	
Telephone Expense	0.00	0.00	0.00	0.00
Travel Expense	0.00	0.00	97.65	0.05
Salaries Expense	0.00	0.00	0.00	0.00
Storage Expense	0.00	0.00	0.00	0.00
Utilities Expense	417.72	2.23	4,208.02	2.15
Water	<696.97>	<3.73>	<584.81>	<0.30>
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	7,207.82	38.57	137,777.35	70.48
Net Income	\$ 11,482.16	61.43	\$ 57,700.97	29.52

Charles Henry Properties,LLC
General Ledger Trial Balance
 As of Nov 30, 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)	4,123.52	
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)	40,584.83	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	24,704.31	
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	
20000	Accounts Payable		3,667.12
20500	Security Depoist		22,374.77
21500	Loan(Chase)		1,266,374.24
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		192,272.70
40200	Management Fees		1,536.00
40800	Interest/Dividends Income		1,669.62
60000	Administrative Expense	9,098.00	
60100	Promotion	378.60	
61000	Travel	68.08	
62000	Bank Charges	146.77	
62500	Management Expense	11,550.00	
64500	Dues and Subscriptions Exp	401.60	
67000	Insurance Expense	3,612.27	
67500	Interest Expense	34,654.79	
68500	Legal and Professional Exp	1,977.50	
70000	Repair & Maintenance Expe	13,548.00	
71000	Office Expense	465.21	
73200	Real Estate Tax	37,442.02	
73500	Postage Expense	218.65	
74000	Rent Expense	20,495.00	
76500	Travel Expense	97.65	
78000	Utilities Expense	4,208.02	
79000	Water		584.81
Total:		4,992,940.98	4,992,940.98

Charles Henry Properties,LLC**General Journal**

For the Period From Nov 1, 2019 to Nov 30, 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
11/1/19	10200	110119			12,612.26
	21500			2,417.21	
	10500			6,758.74	
	67500			3,436.31	
11/1/19	10200	103119			27.00
	62000			27.00	
		Total		12,639.26	12,639.26

Charles Henry Properties, LLC
General Ledger

For the Period From Nov 1, 2019 to Nov 30, 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)	11/1/19	Beginning Balance			6,247.33
	11/30/19	Current Period Change	15,825.00	17,948.81	-2,123.81
		Ending Balance			4,123.52
10300 Cash in Bank(Saving)	11/1/19	Beginning Balance			3,019.69
	11/30/19	Ending Balance			3,019.69
10400 Cash/Securities(TD Ameri	11/1/19	Beginning Balance			208,181.33
	11/30/19	Ending Balance			208,181.33
10420 Unrealized Losses(TD)	11/1/19	Beginning Balance			17,101.28
	11/30/19	Ending Balance			17,101.28
10500 Escrow(Chase)	11/1/19	Beginning Balance			33,826.09
	11/30/19	Current Period Change	6,758.74		6,758.74
		Ending Balance			40,584.83
10700 Depoits(ConEd)	11/1/19	Beginning Balance			565.00
	11/30/19	Ending Balance			565.00
11000 Accounts Receivable	11/1/19	Beginning Balance			16,607.17
	11/30/19	Current Period Change	23,922.14	15,825.00	8,097.14
		Ending Balance			24,704.31
14000 Loan Receivable(CS(MS)-	11/1/19	Beginning Balance			165,000.00
	11/30/19	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	11/1/19	Beginning Balance			46,000.00
	11/30/19	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	11/1/19	Beginning Balance			402,201.50
	11/30/19	Ending Balance			402,201.50
15500 Building	11/1/19	Beginning Balance			3,711,349.77
	11/30/19	Ending Balance			3,711,349.77
20000 Accounts Payable	11/1/19	Beginning Balance			
	11/30/19	Current Period Change	5,309.55	8,976.67	-3,667.12
		Ending Balance			-3,667.12
20500 Security Depoist	11/1/19	Beginning Balance			-22,374.77
	11/30/19	Ending Balance			-22,374.77

Charles Henry Properties, LLC
General Ledger

For the Period From Nov 1, 2019 to Nov 30, 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)	11/1/19	Beginning Balance			-1,268,791.45
	11/30/19	Current Period Change	2,417.21		2,417.21
	11/30/19	Ending Balance			-1,266,374.24
22000 Loan(CS-interest)	11/1/19	Beginning Balance			-165,065.83
	11/30/19	Ending Balance			-165,065.83
23000 Loan(CS)	11/1/19	Beginning Balance			-3,233,669.39
	11/30/19	Ending Balance			-3,233,669.39
24000 Interest Payable(CS)	11/1/19	Beginning Balance			-105,726.50
	11/30/19	Ending Balance			-105,726.50
39005 Retained Earnings	11/1/19	Beginning Balance			231,747.59
	11/30/19	Ending Balance			231,747.59
40000 Rental Income	11/1/19	Beginning Balance			-174,747.70
	11/30/19	Current Period Change		17,525.00	-17,525.00
	11/30/19	Ending Balance			-192,272.70
40200 Management Fees	11/1/19	Beginning Balance			-1,152.00
	11/30/19	Current Period Change	4,416.00	4,800.00	-384.00
	11/30/19	Ending Balance			-1,536.00
40800 Interest/Dividends Income	11/1/19	Beginning Balance			-888.64
	11/30/19	Current Period Change		780.98	-780.98
	11/30/19	Ending Balance			-1,669.62
60000 Administrative Expense	11/1/19	Beginning Balance			8,598.00
	11/30/19	Current Period Change	500.00		500.00
	11/30/19	Ending Balance			9,098.00
60100 Promotion	11/1/19	Beginning Balance			378.60
	11/30/19	Ending Balance			378.60
61000 Travel	11/1/19	Beginning Balance			68.08
	11/30/19	Ending Balance			68.08
62000 Bank Charges	11/1/19	Beginning Balance			131.77
	11/30/19	Current Period Change	27.00	12.00	15.00
	11/30/19	Ending Balance			146.77
62500	11/1/19	Beginning Balance			10,800.00

Charles Henry Properties,LLC
General Ledger

For the Period From Nov 1, 2019 to Nov 30, 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
Management Expense					
	11/30/19	Current Period Change	750.00		750.00
		Ending Balance			11,550.00
64500 Dues and Subscriptions E	11/1/19	Beginning Balance			401.60
	11/30/19	Ending Balance			401.60
67000 Insurance Expense	11/1/19	Beginning Balance			3,612.27
	11/30/19	Ending Balance			3,612.27
67500 Interest Expense	11/1/19	Beginning Balance			31,218.48
	11/30/19	Current Period Change	3,436.31		3,436.31
		Ending Balance			34,654.79
68500 Legal and Professional Ex	11/1/19	Beginning Balance			1,582.00
	11/30/19	Current Period Change	395.50		395.50
		Ending Balance			1,977.50
70000 Repair & Maintenance Ex	11/1/19	Beginning Balance			12,412.74
	11/30/19	Current Period Change	1,135.26		1,135.26
		Ending Balance			13,548.00
71000 Office Expense	11/1/19	Beginning Balance			465.21
	11/30/19	Ending Balance			465.21
73200 Real Estate Tax	11/1/19	Beginning Balance			37,442.02
	11/30/19	Ending Balance			37,442.02
73500 Postage Expense	11/1/19	Beginning Balance			213.65
	11/30/19	Current Period Change	5.00		5.00
		Ending Balance			218.65
74000 Rent Expense	11/1/19	Beginning Balance			19,245.00
	11/30/19	Current Period Change	1,250.00		1,250.00
		Ending Balance			20,495.00
76500 Travel Expense	11/1/19	Beginning Balance			97.65
	11/30/19	Ending Balance			97.65
78000 Utilities Expense	11/1/19	Beginning Balance			3,790.30
	11/30/19	Current Period Change	524.91	107.19	417.72
		Ending Balance			4,208.02
79000 Water	11/1/19	Beginning Balance			112.16

Charles Henry Properties,LLC
General Ledger

For the Period From Nov 1, 2019 to Nov 30, 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
	11/30/19	Current Period Change		696.97	-696.97
		Ending Balance			-584.81

Charles Henry Properties, LLC

Customer Ledgers

For the Period From Nov 1, 2019 to Nov 30, 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 Hildegard Y. Klages	11/1/19	Balance Fwd				2,498.85
10 Mercy Lister/Daniel Murdock	11/1/19	589	SJ	2,225.00		2,225.00
	11/1/19	110119	CRJ		2,225.00	0.00
11 Austen Vernon	11/1/19	593	SJ	2,100.00		2,100.00
	11/15/19	111519	CRJ		2,100.00	0.00
12 Kristiana Zuccarini	11/1/19	592	SJ	2,300.00		2,300.00
	11/5/19	5438	CRJ		2,300.00	0.00
13 NY Finest Dry Cleaners Inc.	11/1/19	Balance Fwd				14,108.32
	11/1/19	595	SJ	6,500.00		20,608.32
	11/1/19	596	SJ	107.19		20,715.51
	11/1/19	597	SJ	696.97		21,412.48
	11/1/19	598	SJ	792.98		22,205.46
14 Robert Vargas/Melinda Ball	11/1/19	594	SJ	4,800.00		4,800.00
	11/1/19	102819	CRJ		4,800.00	0.00
2 Abigal Diaz	11/1/19	591	SJ	2,250.00		2,250.00
	11/13/19	64341481	CRJ		2,250.00	0.00
9 Raul Vega	11/1/19	590	SJ	2,150.00		2,150.00
	11/1/19	103019	CRJ		2,150.00	0.00

Charles Henry Properties, LLC**Invoice Register**

For the Period From Nov 1, 2019 to Nov 30, 2019

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
589	11/1/19		Mercy Lister/Daniel Murdock	2,225.00
590	11/1/19		Raul Vega	2,150.00
591	11/1/19		Abigal Diaz	2,250.00
592	11/1/19		Kristiana Zuccarini	2,300.00
593	11/1/19		Austen Vernon	2,100.00
594	11/1/19		Robert Vargas/Melinda Ball	4,800.00
595	11/1/19		NY Finest Dry Cleaners Inc.	6,500.00
596	11/1/19		NY Finest Dry Cleaners Inc.	107.19
597	11/1/19		NY Finest Dry Cleaners Inc.	696.97
598	11/1/19		NY Finest Dry Cleaners Inc.	792.98
Total				23,922.14

Charles Henry Properties, LLC
Cash Receipts Journal

For the Period From Nov 1, 2019 to Nov 30, 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
11/1/19	11000 10200	102819	Invoice: 594 Robert Vargas/Melinda Ball	4,800.00	4,800.00
11/1/19	11000 10200	103019	Invoice: 590 Raul Vega	2,150.00	2,150.00
11/1/19	11000 10200	110119	Invoice: 589 Mercy Lister/Daniel Murdock	2,225.00	2,225.00
11/5/19	11000 10200	5438	Invoice: 592 Kristiana Zuccarini	2,300.00	2,300.00
11/13/19	11000 10200	64341481	Invoice: 591 Abigal Diaz	2,250.00	2,250.00
11/15/19	11000 10200	111519	Invoice: 593 Austen Vernon	2,100.00	2,100.00
				15,825.00	15,825.00

Charles Henry Properties, LLC
Purchase Journal
For the Period From Nov 1, 2019 to Nov 30, 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
11/1/19	70000 Repair & Maintenance Expens 20000 Accounts Payable	616	Greenberg A/C & Heating Inc.	555.26	555.26
11/1/19	70000 Repair & Maintenance Expens 20000 Accounts Payable	103119	Robert Moleros	300.00	300.00
11/1/19	70000 Repair & Maintenance Expens 20000 Accounts Payable	10/8-10/29	Robert Moleros	200.00	200.00
11/1/19	74000 Rent Expense 20000 Accounts Payable	173	Simons HK Properties LLC	1,250.00	1,250.00
11/15/19	78000 Utilities Expense 20000 Accounts Payable	111519	Con Edison Co. of NY Inc.	445.40	445.40
11/15/19	78000 Utilities Expense 20000 Accounts Payable	111619	Con Edison Co. of NY Inc.	79.51	79.51
11/15/19	62500 Management Expense 70000 Repair & Maintenance Expens 20000 Accounts Payable	111519	Cash	200.00 80.00	280.00
11/15/19	60000 Administrative Expense 62500 Management Expense 73500 Postage Expense 20000 Accounts Payable	11119	Veratex Inc.	500.00 550.00 5.00	1,055.00
11/27/19	40200 Management Fees 20000 Accounts Payable	112619	534 West 42nd Street Condo Ass	1,144.38	1,144.38
11/27/19	40200 Management Fees 20000 Accounts Payable	113119	John Riccardi	3,271.62	3,271.62
11/27/19	68500 Legal and Professional Expens 20000 Accounts Payable	klages	Vernon & Ginsburg, LLP	395.50	395.50
				8,976.67	8,976.67

Charles Henry Properties,LLC**Check Register****For the Period From Nov 1, 2019 to Nov 30, 2019**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
759	11/1/19	Robert Moleros	10200	500.00
760	11/1/19	Greenberg A/C & Heating	10200	555.26
761	11/15/19	Con Edison Co. of NY Inc	10200	445.40
762	11/15/19	Con Edison Co. of NY Inc	10200	79.51
763	11/15/19	Simons HK Properties LL	10200	1,250.00
764	11/15/19	Cash	10200	280.00
765	11/15/19	Veratex Inc.	10200	1,055.00
766	11/27/19	534 West 42nd Street Con	10200	1,144.38
Total				5,309.55

Charles Henry Properties,LLC

Aged Payables

As of Nov 30, 2019

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

Vendor ID Vendor Contact Telephone 1	Invoice No	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
42 John Riccardi	113119	3,271.62				3,271.62
42 John Riccardi		3,271.62				3,271.62
7 Vernon & Ginsburg, LLP	klages	395.50				395.50
7 Vernon & Ginsburg, LLP		395.50				395.50
Report Total		3,667.12				3,667.12