

Charles Henry Properties.LLC
Balance Sheet
August 31, 2020

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	41,777.40
Cash in Bank(Saving)		3,022.45
Cash/Securities(TD Ameritrade)		134,268.69
Unrealized Losses(TD)		15,175.94
Escrow (Chase)		22,582.36
Deposits(ConEd)		565.00
Accounts Receivable		76,611.64
Loan Receivable(CS)		78,680.00
Loan Receivable(CS(MS)-Vera)		165,000.00
Loan Receivable(CS(MS)-Fa/Vr)		46,000.00
Loan Receivable(CHP-Vera)		382,201.50
		<u> </u>
Total Current Assets		965,884.98
Property and Equipment		
Building		3,711,349.77
		<u> </u>
Total Property and Equipment		3,711,349.77
Other Assets		<u> </u>
Total Other Assets		0.00
		<u> </u>
Total Assets	\$	<u>4,677,234.75</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	16,823.97
Security Deposit		22,649.77
		<u> </u>
Total Current Liabilities		39,473.74
Long-Term Liabilities		
Loan(Chase)		1,246,752.94
Loan(CS-interest)		165,065.83
Loan(CS)		3,233,559.45
Interest Payable(CS)		105,726.50
SBA Loan		44,900.00
		<u> </u>
Total Long-Term Liabilities		4,796,004.72
		<u> </u>
Total Liabilities		4,835,478.46
Capital		
Retained Earnings		<224,297.08>
Net Income		66,053.37
		<u> </u>
Total Capital		<158,243.71>
		<u> </u>
Total Liabilities & Capital	\$	<u>4,677,234.75</u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Eight Months Ending August 31, 2020

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 18,299.77	103.94	\$ 142,656.16	90.73
Management Fees	<694.38>	<3.94>	14,568.56	9.27
Commission Income	0.00	0.00	0.00	0.00
Interest/Dividends Income	0.25	0.00	2.01	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	17,605.64	100.00	157,226.73	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	17,605.64	100.00	157,226.73	100.00
Expenses				
Administrative Expense	0.00	0.00	0.00	0.00
Promotion	0.00	0.00	274.87	0.17
Amortization Expense	0.00	0.00	0.00	0.00
Travel	85.10	0.48	345.13	0.22
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	15.00	0.09	209.00	0.13
Management Expense	0.00	0.00	0.00	0.00
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	13.00	0.01
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	7,987.83	5.08
Interest Expense	3,376.75	19.18	23,852.06	15.17
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	6,695.62	4.26
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	1,486.57	8.44	1,946.57	1.24
Meals and Entertainment Exp	0.00	0.00	0.00	0.00
Office Expense	0.00	0.00	0.00	0.00
Payroll Tax Expense	0.00	0.00	0.00	0.00
Penalties and Fines Exp	0.00	0.00	100.00	0.06
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	37,672.52	23.96
NYS Mortgage Tax	0.00	0.00	0.00	0.00
Postage Expense	0.00	0.00	0.00	0.00
Rent Expense	2,000.00	11.36	10,000.00	6.36
Garbage Service	0.00	0.00	0.00	0.00
Repairs&Maintenance Expense	0.00	0.00	0.00	0.00
Extermination Services	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



Allstate
You're in good hands.

	Current Month	Year to Date
Supplies Expense	0.00	0.00
Telephone Expense	0.00	0.00
Travel Expense	0.00	0.00
Salaries Expense	0.00	0.00
Storage Expense	0.00	0.00
Utilities Expense	216.42	1.23
Water	0.00	0.00
Other Expense	0.00	0.00
Purchase Disc-Expense Items	0.00	0.00
Gain/Loss on Sale of Assets	0.00	0.00

Total Expenses 7,179.84 40.78

Net Income \$ 10,425.80 59.22 \$ 66,053.37 42.01

Information as of July 26, 2019

Policyholder(s) Jeffrey A Shah

John W Riccardi

Policy number 1.40

933-972-5021

Your Allstate agency is

David M Brand

(845) 638-6200

911 Brand@allstate.com

Page 1 of 2

We're Confirming Your Policy Change

Thank you for the opportunity to help take care of your insurance needs. I want to let you know that I've made the change(s) you requested to your policy.

Please look over all the information in this mailing. Inside you'll also find a guide to what's in this package and answers to some common questions.

What has changed?

The enclosed Amended Policy Declarations provides a detailed list of the coverages, coverage limits and coverage costs for your Condominium Owners policy. It also shows the following changes to your policy:

An Additional Interested Party has been added.

The change took effect on 07/27/2019.

Your premium for the current policy period has not been affected.

How to contact us

Give me a call at (845) 638-6200 if you have any questions. It's my job to make sure you're in good hands.

Sincerely,

David M Brand
Your Allstate Agent

EP113-1



Charles Henry Properties, LLC
General Ledger Trial Balance

As of Aug 31, 2020

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

Account ID	Account Description	Debit Amt	Credit Amt
1020	Cash in Bank(Checking)	41,777.40	
1030	Cash in Bank(Saving)	3,022.45	
10400	Cash/Securities(TD Ameritr	134,268.69	
10420	Unrealized Losses(TD)	15,175.94	
10500	Escrow(Chase)	22,582.36	
10700	Deposits(ConEd)	565.00	
11000	Accounts Receivable	76,611.64	
13000	Loan Receivable(CS)	78,680.00	
14000	Loan Receivable(CS(MS)-V	165,000.00	
14100	Loan Receivable(CS(MS)-F	46,000.00	
14200	Loan Receivable(CHP-Vera	382,201.50	
15500	Building	3,711,349.77	
20000	Accounts Payable		16,823.97
20500	Security Deposit		22,649.77
21500	Loan(Chase)		1,246,752.94
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,233,559.45
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,900.00
39005	Retained Earnings	224,297.08	
40000	Rental Income		142,656.16
40200	Management Fees		14,568.56
40800	Interest/Dividends Income		2.01
60100	Promotion	274.87	
61000	Travel	345.13	
62000	Bank Charges	209.00	
64500	Dues and Subscriptions Exp	13.00	
67000	Insurance Expense	7,987.83	
67500	Interest Expense	23,852.06	
68500	Legal and Professional Exp	6,695.62	
70000	Repair & Maintenance Expe	1,946.57	
72500	Penalties and Fines Exp	100.00	
73200	Real Estate Tax	37,672.52	
74000	Rent Expense	10,000.00	
78000	Utilities Expense	2,200.21	
79000	Water		123.45
Total:		4,992,828.64	4,992,828.64

Charles Henry Properties,LLC
General Journal

For the Period From Aug 1, 2020 to Aug 31, 2020

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
8/1/20	10200	080120			12,533.24
	21500			2,476.77	
	67500			3,376.75	
	10500			6,679.72	
	10200				15.00
	62000			15.00	
	10300			0.25	
	40800				0.25
		Total		12,548.49	12,548.49

Charles Henry Properties,LLC
General Ledger

For the Period From Aug 1, 2020 to Aug 31, 2020

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)	8/1/20	Beginning Balance			48,058.11
	8/31/20	Current Period Change	13,200.00	19,480.71	-6,280.71
	8/31/20	Ending Balance			41,777.40
10300 Cash in Bank(Saving)	8/1/20	Beginning Balance			3,022.20
	8/31/20	Current Period Change	0.25		0.25
	8/31/20	Ending Balance			3,022.45
10400 Cash/Securities(TD Ameri	8/1/20	Beginning Balance			134,268.69
	8/31/20	Ending Balance			134,268.69
10420 Unrealized Losses(TD)	8/1/20	Beginning Balance			15,175.94
	8/31/20	Ending Balance			15,175.94
10500 Escrow(Chase)	8/1/20	Beginning Balance			15,902.64
	8/31/20	Current Period Change	6,679.72		6,679.72
	8/31/20	Ending Balance			22,582.36
10700 Deposits(ConEd)	8/1/20	Beginning Balance			565.00
	8/31/20	Ending Balance			565.00
11000 Accounts Receivable	8/1/20	Beginning Balance			67,511.87
	8/31/20	Current Period Change	22,299.77	13,200.00	9,099.77
	8/31/20	Ending Balance			76,611.64
13000 Loan Receivable(CS)	8/1/20	Beginning Balance			78,680.00
	8/31/20	Ending Balance			78,680.00
14000 Loan Receivable(CS(MS)-	8/1/20	Beginning Balance			165,000.00
	8/31/20	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	8/1/20	Beginning Balance			46,000.00
	8/31/20	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	8/1/20	Beginning Balance			382,201.50
	8/31/20	Ending Balance			382,201.50
15500 Building	8/1/20	Beginning Balance			3,711,349.77
	8/31/20	Ending Balance			3,711,349.77
20000 Accounts Payable	8/1/20	Beginning Balance			-15,273.97
	8/31/20	Current Period Change	6,932.47	8,482.47	-1,550.00
	8/31/20	Ending Balance			-16,823.97

Charles Henry Properties,LLC
General Ledger

For the Period From Aug 1, 2020 to Aug 31, 2020

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
20500 Security Depoist	8/1/20	Beginning Balance			-22,649.77
	8/31/20	Ending Balance			-22,649.77
21500 Loan(Chase)	8/1/20	Beginning Balance			-1,249,229.71
	8/31/20	Current Period Change	2,476.77		2,476.77
	8/31/20	Ending Balance			-1,246,752.94
22000 Loan(CS-interest)	8/1/20	Beginning Balance			-165,065.83
	8/31/20	Ending Balance			-165,065.83
23000 Loan(CS)	8/1/20	Beginning Balance			-3,233,559.45
	8/31/20	Ending Balance			-3,233,559.45
24000 Interest Payable(CS)	8/1/20	Beginning Balance			-105,726.50
	8/31/20	Ending Balance			-105,726.50
25000 SBA Loan	8/1/20	Beginning Balance			-44,900.00
	8/31/20	Ending Balance			-44,900.00
39005 Retained Earnings	8/1/20	Beginning Balance			224,297.08
	8/31/20	Ending Balance			224,297.08
40000 Rental Income	8/1/20	Beginning Balance			-124,356.39
	8/31/20	Current Period Change		18,299.77	-18,299.77
	8/31/20	Ending Balance			-142,656.16
40200 Management Fees	8/1/20	Beginning Balance			-15,262.94
	8/31/20	Current Period Change	4,694.38	4,000.00	694.38
	8/31/20	Ending Balance			-14,568.56
40800 Interest/Dividends Income	8/1/20	Beginning Balance			-1.76
	8/31/20	Current Period Change		0.25	-0.25
	8/31/20	Ending Balance			-2.01
60100 Promotion	8/1/20	Beginning Balance			274.87
	8/31/20	Ending Balance			274.87
61000 Travel	8/1/20	Beginning Balance			260.03
	8/31/20	Current Period Change	85.10		85.10
	8/31/20	Ending Balance			345.13
62000	8/1/20	Beginning Balance			194.00

Charles Henry Properties, LLC
General Ledger

For the Period From Aug 1, 2020 to Aug 31, 2020

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
Bank Charges					
	8/31/20	Current Period Change	15.00		15.00
		Ending Balance			209.00
64500 Dues and Subscriptions E	8/1/20	Beginning Balance			13.00
	8/31/20	Ending Balance			13.00
67000 Insurance Expense	8/1/20	Beginning Balance			7,987.83
	8/31/20	Ending Balance			7,987.83
67500 Interest Expense	8/1/20	Beginning Balance			20,475.31
	8/31/20	Current Period Change	3,376.75		3,376.75
		Ending Balance			23,852.06
68500 Legal and Professional Ex	8/1/20	Beginning Balance			6,695.62
	8/31/20	Ending Balance			6,695.62
70000 Repair & Maintenance Ex	8/1/20	Beginning Balance			460.00
	8/31/20	Current Period Change	1,486.57		1,486.57
		Ending Balance			1,946.57
72500 Penalties and Fines Exp	8/1/20	Beginning Balance			100.00
	8/31/20	Ending Balance			100.00
73200 Real Estate Tax	8/1/20	Beginning Balance			37,672.52
	8/31/20	Ending Balance			37,672.52
74000 Rent Expense	8/1/20	Beginning Balance			8,000.00
	8/31/20	Current Period Change	2,000.00		2,000.00
		Ending Balance			10,000.00
78000 Utilities Expense	8/1/20	Beginning Balance			1,983.79
	8/31/20	Current Period Change	216.42		216.42
		Ending Balance			2,200.21
79000 Water	8/1/20	Beginning Balance			-123.45
	8/31/20	Ending Balance			-123.45

Charles Henry Properties,LLC**Customer Ledgers**

For the Period From Aug 1, 2020 to Aug 31, 2020

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	8/1/20	Balance Fwd				6,996.78
Bildej and Y. Klages	8/1/20	686	SJ	499.77		7,496.55
11	8/1/20	687	SJ	2,100.00		2,100.00
Austen Vernon						
13	8/1/20	Balance Fwd				60,515.09
NY Finest Dry Cleaners Inc.	8/1/20	693	SJ	6,500.00		67,015.09
16	8/1/20	689	SJ	2,350.00		2,350.00
Danielle Masterson	8/6/20	080620	CRJ		2,350.00	0.00
17	8/1/20	690	SJ	2,350.00		2,350.00
Raphael Aguinaldo	8/13/20	081320	CRJ		2,350.00	0.00
18	8/1/20	688	SJ	4,000.00		4,000.00
Hassan Anjum	8/1/20	080120	CRJ		4,000.00	0.00
19	8/1/20	692	SJ	2,350.00		2,350.00
Kiley Smith	8/1/20	071520	CRJ		2,350.00	0.00
9	8/1/20	691	SJ	2,150.00		2,150.00
Raul Vega	8/1/20	080120	CRJ		2,150.00	0.00

Charles Henry Properties,LLC**Invoice Register**

For the Period From Aug 1, 2020 to Aug 31, 2020

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
686	8/1/20		Hildegard Y. Klages	499.77
687	8/1/20		Austen Vernon	2,100.00
688	8/1/20		Hassan Anjum	4,000.00
689	8/1/20		Danielle Masterson	2,350.00
690	8/1/20		Raphael Aguinaldo	2,350.00
691	8/1/20		Raul Vega	2,150.00
692	8/1/20		Kiley Smith	2,350.00
693	8/1/20		NY Finest Dry Cleaners Inc.	6,500.00
Total				22,299.77

Charles Henry Properties,LLC

Cash Receipts Journal

For the Period From Aug 1, 2020 to Aug 31, 2020

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
8/1/20	11000 10200	080120	Invoice: 691 Raul Vega	2,150.00	2,150.00
8/1/20	11000 10200	080120	Invoice: 688 Hassan Anjum	4,000.00	4,000.00
8/1/20	11000 10200	071520	Invoice: 692 Kiley Smith	2,350.00	2,350.00
8/6/20	11000 10200	080620	Invoice: 689 Danielle Masterson	2,350.00	2,350.00
8/13/20	11000 10200	081320	Invoice: 690 Raphael Aguinaldo	2,350.00	2,350.00
				13,200.00	13,200.00

Charles Henry Properties,LLC**Purchase Journal****For the Period From Aug 1, 2020 to Aug 31, 2020**

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
8/1/20	70000 Repair & Maintenance Expens 20000 Accounts Payable	8843	Mechanical Installation Corp.	1,165.39	1,165.39
8/1/20	61000 Travel 20000 Accounts Payable	080120	AT&T Universal Card	85.10	85.10
8/6/20	74000 Rent Expense 20000 Accounts Payable	200	Simons HK Properties LLC	2,000.00	2,000.00
8/27/20	70000 Repair & Maintenance Expens 20000 Accounts Payable	40379	Target Security Systems LLC	321.18	321.18
8/27/20	78000 Utilities Expense 20000 Accounts Payable	080520	Con Edison Co. of NY Inc.	70.05	70.05
8/27/20	78000 Utilities Expense 20000 Accounts Payable	080620	Con Edison Co. of NY Inc.	146.37	146.37
8/27/20	40200 Management Fees 20000 Accounts Payable	082720	534 West 42nd Street Condo Ass	1,144.38	1,144.38
8/30/20	40200 Management Fees 20000 Accounts Payable	083120	Esther Building 5th Avenue LLC	3,550.00	3,550.00
				8,482.47	8,482.47

Charles Henry Properties,LLC**Check Register****For the Period From Aug 1, 2020 to Aug 31, 2020**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
0127	8/1/20	Mechanical Installation Co	10200	1,165.39
0128	8/1/20	AT&T Universal Card	10200	85.10
0129	8/1/20	Simons HK Properties LL	10200	2,000.00
0130	8/27/20	534 West 42nd Street Con	10200	1,144.38
0131	8/27/20	Con Edison Co. of NY Inc	10200	70.05
0132	8/27/20	Con Edison Co. of NY Inc	10200	146.37
0133	8/27/20	Simons HK Properties LL	10200	2,000.00
0134	8/27/20	Target Security Systems L	10200	321.18
Total				6,932.47

Charles Henry Properties,LLC

Aged Payables

As of Aug 31, 2020

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
3	010120				574.97	574.97
Cash	020120				280.00	280.00
	030120				350.00	350.00
3					1,204.97	1,204.97
Cash						
4	120119				2,179.75	2,179.75
Veratex Inc.	010120				2,179.75	2,179.75
	020120				2,179.75	2,179.75
	030120				2,179.75	2,179.75
4					8,719.00	8,719.00
Veratex Inc.						
47	073120		3,350.00			3,350.00
Esther Building 5th Avenue LL	083120	3,550.00				3,550.00
47		3,550.00	3,350.00			6,900.00
Esther Building 5th Avenue						
Report Total		3,550.00	3,350.00		9,923.97	16,823.97