

Charles Henry Properties,LLC
Balance Sheet
December 31, 2020

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	877.19
Cash in Bank(Saving)		3,022.71
Cash/Securities(TD Ameritrade)		32,828.89
Escrow(Chase)		19,552.80
Deposits(ConEd)		565.00
Accounts Receivable		103,674.44
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)		482,201.50
Total Current Assets		932,402.53
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>4,643,752.30</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	53,367.57
Security Deposit		22,649.77
Management Fee Advances		1,845.21
Total Current Liabilities		77,862.55
Long-Term Liabilities		
Loan(Chase)		1,234,268.10
Loan(CS-Interest)		165,065.83
Loan(CS)		3,234,573.96
Interest Payable(CS)		105,726.50
SBA Loan		44,900.00
Total Long-Term Liabilities		4,784,534.39
Total Liabilities		4,862,396.94
Capital		
Retained Earnings		<224,297.08>
Net Income		5,652.44
Total Capital		<u><218,644.64></u>
Total Liabilities & Capital	\$	<u>4,643,752.30</u>

Charles Henry Properties, LLC
Income Statement
For the Twelve Months Ending December 31, 2020

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 18,299.77	992.72	\$ 214,855.24	103.40
Management Fees	<3,527.42>	<191.36>	9,558.00	4.60
Commission Income	0.00	0.00	0.00	0.00
Interest/Dividends Income	1,237.57	67.14	1,239.84	0.60
Gain/Loss (TD)	<17,853.31>	<968.50>	<17,853.31>	<8.59>
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	<1,843.39>	<100.00>	207,799.77	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	<1,843.39>	<100.00>	207,799.77	100.00
Expenses				
Administrative Expense	11,547.25	626.41	11,547.25	5.56
Promotion	761.04	41.28	2,804.60	1.35
Amortization Expense	0.00	0.00	0.00	0.00
Travel	1,499.38	81.34	2,963.08	1.43
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	15.00	0.81	269.00	0.13
Management Expense	14,575.00	790.66	14,575.00	7.01
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	3.84
Interest Expense	6,692.84	363.07	40,634.82	19.55
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	7,126.12	3.43
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	1,802.62	97.79	5,115.03	2.46
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	200.00	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	36,448.16	1,977.24	74,120.68	35.67
NYS Mortgage Tax	0.00	0.00	0.00	0.00
Postage Expense	293.05	15.90	293.05	0.14
Rent Expense	10,000.00	542.48	26,000.00	12.51
Garbage Service	0.00	0.00	0.00	0.00
Repairs & Maintenance Expense	0.00	0.00	0.00	0.00
Extermination Services	136.09	7.38	870.99	0.42

For Management Purposes Only

Charles Henry Properties,LLC
Income Statement
For the Twelve Months Ending December 31, 2020

	Current Month		Year to Date	
Supplies Expense	0.00	0.00	0.00	0.00
Telephone Expense	0.00	0.00	0.00	0.00
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	2,993.46	162.39	6,475.23	3.12
Water	1,074.75	58.30	1,151.65	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	87,838.64	4,765.06	202,147.33	97.28
Net Income	\$ <89,682.03>	<4,865.0	\$ 5,652.44	2.72

Charles Henry Properties,LLC
General Ledger Trial Balance
As of Dec 31, 2020

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)	877.19	
10300	Cash in Bank(Saving)	3,022.71	
10400	Cash/Securities(TD Ameritr	32,828.89	
10500	Escrow(Chase)	19,552.80	
10700	Deposits(ConEd)	565.00	
11000	Accounts Receivable	103,674.44	
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	482,201.50	
15500	Building	3,711,349.77	
20000	Accounts Payable		53,367.57
20500	Security Deposit		22,649.77
20600	Management Fee Advances		1,845.21
21500	Loan(Chase)		1,234,268.10
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,234,573.96
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,900.00
39005	Retained Earnings	224,297.08	
40000	Rental Income		214,855.24
40200	Management Fees		9,558.00
40800	Interest/Dividends Income		1,239.84
40900	Gain/Loss(TD)	17,853.31	
60000	Administrative Expense	11,547.25	
60100	Promotion	2,804.60	
61000	Travel	2,963.08	
62000	Bank Charges	269.00	
62500	Management Expense	14,575.00	
64500	Dues and Subscriptions Exp	13.00	
67000	Insurance Expense	7,987.83	
67500	Interest Expense	40,634.82	
68500	Legal and Professional Exp	7,126.12	
70000	Repair & Maintenance Expe	5,115.03	
72500	Penalties and Fines Exp	200.00	
73200	Real Estate Tax	74,120.68	
73500	Postage Expense	293.05	
74000	Rent Expense	26,000.00	
74600	Extermination Services	870.99	
78000	Utilities Expense	6,475.23	
79000	Water	1,151.65	
	Total:	5,088,050.02	5,088,050.02

Charles Henry Properties, LLC

General Ledger

For the Period From Dec 1, 2020 to Dec 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
	12/31/20	Ending Balance			17,853.31
60000 Administrative Expense	12/1/20	Beginning Balance			
		Current Period Change	11,547.25		11,547.25
	12/31/20	Ending Balance			11,547.25
61100 Promotion	12/1/20	Beginning Balance			2,043.56
		Current Period Change	761.04		761.04
	12/31/20	Ending Balance			2,804.60
61000 Travel	12/1/20	Beginning Balance			1,463.70
		Current Period Change	1,499.38		1,499.38
	12/31/20	Ending Balance			2,963.08
62000 Bank Charges	12/1/20	Beginning Balance			254.00
		Current Period Change	15.00		15.00
	12/31/20	Ending Balance			269.00
62500 Management Expense	12/1/20	Beginning Balance			
		Current Period Change	14,575.00		14,575.00
	12/31/20	Ending Balance			14,575.00
64500 Dues and Subscriptions E	12/1/20	Beginning Balance			13.00
	12/31/20	Ending Balance			13.00
67000 Insurance Expense	12/1/20	Beginning Balance			7,987.83
	12/31/20	Ending Balance			7,987.83
67500 Interest Expense	12/1/20	Beginning Balance			33,941.98
		Current Period Change	6,692.84		6,692.84
	12/31/20	Ending Balance			40,634.82
68500 Legal and Professional Ex	12/1/20	Beginning Balance			7,126.12
	12/31/20	Ending Balance			7,126.12
70000 Repair & Maintenance Ex	12/1/20	Beginning Balance			3,312.41
		Current Period Change	1,802.62		1,802.62
	12/31/20	Ending Balance			5,115.03
72500 Penalties and Fines Exp	12/1/20	Beginning Balance			200.00
	12/31/20	Ending Balance			200.00
73200 Real Estate Tax	12/1/20	Beginning Balance			37,672.52
		Current Period Change	36,448.16		36,448.16

Charles Henry Properties,LLC

General Ledger

For the Period From Dec 1, 2020 to Dec 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
	12/31/20	Ending Balance			74,120.68
73500 Postage Expense	12/1/20	Beginning Balance			
		Current Period Change	293.05		293.05
	12/31/20	Ending Balance			293.05
74000 Rent Expense	12/1/20	Beginning Balance			16,000.00
		Current Period Change	10,000.00		10,000.00
	12/31/20	Ending Balance			26,000.00
74600 Extermination Services	12/1/20	Beginning Balance			734.90
		Current Period Change	136.09		136.09
	12/31/20	Ending Balance			870.99
78000 Utilities Expense	12/1/20	Beginning Balance			3,481.77
		Current Period Change	3,084.16	90.70	2,993.46
	12/31/20	Ending Balance			6,475.23
72000 Water	12/1/20	Beginning Balance			76.90
		Current Period Change	1,074.75		1,074.75
	12/31/20	Ending Balance			1,151.65

Charles Henry Properties,LLC

Customer Ledgers

For the Period From Dec 1, 2020 to Dec 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	12/1/20	Balance Fwd				8,995.86
Blades and Y. Klages	12/1/20	727	SJ	499.77		9,495.63
11	12/1/20	728	SJ	2,100.00		2,100.00
Austen Vernon	12/18/20	121820	CRJ		2,100.00	0.00
15	12/1/20	Balance Fwd				87,588.11
NY Finest Dry Cleaners Inc.	12/1/20	734	SJ	6,500.00		94,088.11
	12/1/20	735	SJ	90.70		94,178.81
16	12/1/20	729	SJ	2,350.00		2,350.00
Danielle Masterson	12/8/20	132	CRJ		2,350.00	0.00
17	12/1/20	730	SJ	2,350.00		2,350.00
Raouel Aguinaldo	12/10/20	69533166	CRJ		2,350.00	0.00
18	12/1/20	732	SJ	4,000.00		4,000.00
Haassan Anjum	12/1/20	120120	CRJ		4,000.00	0.00
19	12/1/20	731	SJ	2,350.00		2,350.00
Kiley Smith	12/3/20	120320	CRJ		2,350.00	0.00
9	12/1/20	733	SJ	2,150.00		2,150.00
Raul Vega	12/1/20	120120	CRJ		2,150.00	0.00

Charles Henry Properties,LLC**Invoice Register**

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

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
727	12/1/20		Hildegard Y. Klages	499.77
728	12/1/20		Austen Vernon	2,100.00
729	12/1/20		Danielle Masterson	2,350.00
730	12/1/20		Raphael Aguinaldo	2,350.00
731	12/1/20		Kiley Smith	2,350.00
732	12/1/20		Hassan Anjum	4,000.00
733	12/1/20		Raul Vega	2,150.00
734	12/1/20		NY Finest Dry Cleaners Inc.	6,500.00
735	12/1/20		NY Finest Dry Cleaners Inc.	90.70
Total				22,390.47

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

For the Period From Dec 1, 2020 to Dec 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
12/1/20	11000 10200	120120	Invoice: 732 Hassan Anjum	4,000.00	4,000.00
12/1/20	11000 10200	120120	Invoice: 733 Raul Vega	2,150.00	2,150.00
12/3/20	11000 10200	120320	Invoice: 731 Kiley Smith	2,350.00	2,350.00
12/8/20	11000 10200	132	Invoice: 729 Danielle Masterson	2,350.00	2,350.00
12/10/20	11000 10200	69533166	Invoice: 730 Raphael Aguinaldo	2,350.00	2,350.00
12/18/20	11000 10200	121820	Invoice: 728 Austen Vernon	2,100.00	2,100.00
				15,300.00	15,300.00

Charles Henry Properties, LLC
Purchase Journal
For the Period From Dec 1, 2020 to Dec 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
12/1/20	70000 Repair & Maintenance Expens	2682169		136.09	
	20000 Accounts Payable		Assured Environmnets		136.09
12/1/20	70000 Repair & Maintenance Expens	2638812		136.09	
	20000 Accounts Payable		Assured Environmnets		136.09
12/1/20	74000 Rent Expense	212		2,000.00	
	20000 Accounts Payable		Simons HK Properties LLC		2,000.00
12/3/20	73200 Real Estate Tax	112120		20.00	
	20000 Accounts Payable		NYC Department of Finance		20.00
12/3/20	60100 Promotion	120320		18.17	
	20000 Accounts Payable		Cardmember Service		18.17
12/3/20	60100 Promotion	120320		382.42	
	61000 Travel			744.72	
	20000 Accounts Payable		AT&T Universal Card		1,127.14
12/11/20	74000 Rent Expense	060120		2,000.00	
	20000 Accounts Payable		Simons HK Properties LLC		2,000.00
12/11/20	78000 Utilities Expense	121120		168.26	
	20000 Accounts Payable		Con Edison Co. of NY Inc.		168.26
12/11/20	78000 Utilities Expense	121020		424.54	
	20000 Accounts Payable		Con Edison Co. of NY Inc.		424.54
12/11/20	60000 Administrative Expense	120120		9,447.75	
	62500 Management Expense			10,125.00	
	20000 Accounts Payable		Veratex Inc.		19,572.75
12/11/20	62500 Management Expense	120120		1,800.00	
	73500 Postage Expense			283.05	
	70000 Repair & Maintenance Expens			138.81	
	20000 Accounts Payable		Cash		2,221.86
12/22/20	70000 Repair & Maintenance Expens	6354		1,088.75	
	20000 Accounts Payable		Bass Electrical Corp.		1,088.75

Charles Henry Properties, LLC
Purchase Journal
For the Period From Dec 1, 2020 to Dec 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
12/24/20	40200 Management Fees 20000 Accounts Payable	010121	534 West 42nd Street Condo Ass	1,144.38	1,144.38
12/31/20	40200 Management Fees 20000 Accounts Payable	123120	Esther Building 5th Avenue LLC	3,550.00	3,550.00
12/31/20	70000 Repair & Maintenance Expens 20000 Accounts Payable	2695384	Assured Environmnets	136.09	136.09
12/31/20	60100 Promotion 20000 Accounts Payable	123120	AT&T Universal Card	76.44	76.44
12/31/20	60100 Promotion 20000 Accounts Payable	123120	Cardmember Service	18.17	18.17
12/31/20	74000 Rent Expense 20000 Accounts Payable	215/216	Simons HK Properties LLC	4,000.00	4,000.00
12/31/20	79000 Water 20000 Accounts Payable	123120	NYC Water Board	1,074.75	1,074.75
12/31/20	78000 Utilities Expense 20000 Accounts Payable	011521	Con Edison Co. of NY Inc.	314.34	314.34
12/31/20	78000 Utilities Expense 20000 Accounts Payable	011621	Con Edison Co. of NY Inc.	1,052.75	1,052.75
12/31/20	61000 Travel 60100 Promotion 70000 Repair & Maintenance Expens 20000 Accounts Payable	021221	AT&T Universal Card	754.66 148.28 166.79	1,069.73
12/31/20	74600 Extermination Services 20000 Accounts Payable	2706647	Assured Environmnets	136.09	136.09
12/31/20	78000 Utilities Expense 20000 Accounts Payable	020121	Con Edison Co. of NY Inc.	368.94	368.94
12/31/20	78000 Utilities Expense	020221		755.33	

Charles Henry Properties,LLC
Purchase Journal
For the Period From Dec 1, 2020 to Dec 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
	20000 Accounts Payable		Con Edison Co. of NY Inc.		755.33
12/31/20	60100 Promotion 20000 Accounts Payable	021221		117.56	
			Cardmember Service		117.56
12/31/20	74000 Rent Expense 20000 Accounts Payable	218		2,000.00	
			Simons HK Properties LLC		2,000.00
12/31/20	60000 Administrative Expense 62500 Management Expense 73500 Postage Expense 20000 Accounts Payable	123120		2,099.50	
				2,250.00	
				10.00	
			Veratex Inc.		4,359.50
12/31/20	62500 Management Expense 20000 Accounts Payable	123120		400.00	
			Cash		400.00
				49,487.72	49,487.72

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

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
819	12/1/20	Baris Sarer	10200	2,326.96
820	12/3/20	AT&T Universal Card	10200	1,127.14
821	12/3/20	Cardmember Service	10200	18.17
822	12/3/20	Assured Environmnets	10200	136.09
823	12/3/20	NYC Department of Finan	10200	20.00
824	12/11/20	Assured Environmnets	10200	136.09
826	12/11/20	Con Edison Co. of NY Inc	10200	168.26
827	12/11/20	Con Edison Co. of NY Inc	10200	424.54
828	12/18/20	Simons HK Properties LL	10200	2,000.00
829	12/24/20	534 West 42nd Street Con	10200	1,144.38
825	12/31/20	Esther Building 5th Avenu	10200	10,650.00
830	12/31/20	Assured Environmnets	10200	136.09
831	12/31/20	Bass Electrical Corp.	10200	1,088.75
833	12/31/20	AT&T Universal Card	10200	76.44
832	12/31/20	Cardmember Service	10200	18.17
Total				19,471.08

Charles Henry Properties, LLC

Aged Payables

As of Dec 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
1 AT&T Universal Card	021221	1,069.73				1,069.73
1 AT&T Universal Card		1,069.73				1,069.73
13 Simons HK Properties LLC	209		2,000.00			2,000.00
	212	2,000.00				2,000.00
	060120	2,000.00				2,000.00
	215/216	4,000.00				4,000.00
	218	2,000.00				2,000.00
13 Simons HK Properties LLC		10,000.00	2,000.00			12,000.00
15 NYC Water Board	123120	1,074.75				1,074.75
16 NYC Water Board		1,074.75				1,074.75
3 Cash	010120				574.97	574.97
	020120				280.00	280.00
	030120				350.00	350.00
	120120	2,221.86				2,221.86
	123120	400.00				400.00
3 Cash		2,621.86			1,204.97	3,826.83
32 Cardmember Service	021221	117.56				117.56
32 Cardmember Service		117.56				117.56
4 Veratex Inc.	120119				2,179.75	2,179.75
	010120				2,179.75	2,179.75
	020120				2,179.75	2,179.75
	030120				2,179.75	2,179.75
	120120	19,572.75				19,572.75
	123120	4,359.50				4,359.50
4 Veratex Inc.		23,932.25			8,719.00	32,651.25

Charles Henry Properties,LLC

Aged Payables

As of Dec 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
50 Assured Environmnets	2706647	136.09				136.09
50 Assured Environmnets		136.09				136.09
8 Con Edison Co. of NY Inc.	011521	314.34				314.34
	011621	1,052.75				1,052.75
	020121	368.94				368.94
	020221	755.33				755.33
8 Con Edison Co. of NY Inc.		2,491.36				2,491.36
Report Total		41,443.60	2,000.00		9,923.97	53,367.57