

Charles Henry Properties,LLC
Balance Sheet
February 28, 2021

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	14,135.98
Cash in Bank(Saving)		3,023.89
Cash/Securities(TD Ameritrade)		32,828.89
Escrow(Chase)		26,232.52
Depoits(ConEd)		565.00
Accounts Receivable		122,446.79
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)		477,201.50
		<hr/>
Total Current Assets		966,114.57
Property and Equipment		
Building		3,711,349.77
		<hr/>
Total Property and Equipment		3,711,349.77
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u><u>4,677,464.34</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	46,478.08
Security Deposits		17,949.77
Management Fee Advances		7,892.73
		<hr/>
Total Current Liabilities		72,320.58
Long-Term Liabilities		
Loan(Chase)		1,231,750.81
Loan(CS-interest)		165,065.83
Loan(CS)		3,235,018.96
Interest Payable(CS)		105,726.50
SBA Loan		44,900.00
		<hr/>
Total Long-Term Liabilities		4,782,462.10
		<hr/>
Total Liabilities		4,854,782.68
Capital		
Retained Earnings		<218,644.64>
Net Income		41,326.30
		<hr/>
Total Capital		<177,318.34>
		<hr/>
Total Liabilities & Capital	\$	<u><u>4,677,464.34</u></u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Two Months Ending February 28, 2021

	Current Month This Year	Current Month Last Year	Year to Date This Year	Year to Date Last Year
Revenues				
Rental Income	\$ 12,799.77	\$ 15,849.77	\$ 31,099.54	\$ 36,249.54
Management Fees	4,000.00	1,712.62	8,834.00	2,096.62
Commission Income	0.00	0.00	0.00	0.00
Interest/Dividends Income	2,371.18	0.25	4,611.18	0.51
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	19,170.95	17,562.64	44,544.72	38,346.67
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	19,170.95	17,562.64	44,544.72	38,346.67
Expenses				
Administrative Expense	0.00	0.00	0.00	0.00
Promotion	0.00	0.00	0.00	0.00
Amortization Expense	0.00	0.00	0.00	0.00
Travel	0.00	0.00	0.00	0.00
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	30.00	0.00	45.00	69.00
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	0.00	0.00
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	0.00	0.00
Interest Expense	3,336.23	3,416.62	3,336.23	3,416.62
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00	0.00
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	100.00	0.00	100.00
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	0.00	0.00
NYS Mortgage Tax	0.00	0.00	0.00	0.00
Postage Expense	0.00	0.00	0.00	0.00
Rent Expense	0.00	0.00	0.00	0.00
Garbage Service	0.00	0.00	0.00	0.00

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Two Months Ending February 28, 2021

	Current Month This Year	Current Month Last Year	Year to Date This Year	Year to Date Last Year
Repairs & Maintenance Expense	0.00	0.00	0.00	0.00
Extermination Services	0.00	0.00	0.00	0.00
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	<79.48>	<133.10>	<162.81>	<266.24>
Water	0.00	<747.89>	0.00	<747.89>
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	<u>3,286.75</u>	<u>2,635.63</u>	<u>3,218.42</u>	<u>2,571.49</u>
Net Income	<u>\$ 15,884.20</u>	<u>\$ 14,927.01</u>	<u>\$ 41,326.30</u>	<u>\$ 35,775.18</u>

Charles Henry Properties,LLC
General Ledger Trial Balance

As of Feb 28, 2021

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)	14,135.98	
10300	Cash in Bank(Saving)	3,023.89	
10400	Cash/Securities(TD Ameritr	32,828.89	
10500	Escrow(Chase)	26,232.52	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	122,446.79	
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	477,201.50	
15500	Building	3,711,349.77	
20000	Accounts Payable		46,478.08
20500	Security Depoist		17,949.77
20600	Management Fee Advances		7,892.73
21500	Loan(Chase)		1,231,750.81
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,235,018.96
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,900.00
39005	Retained Earnings	218,644.64	
40000	Rental Income		31,099.54
40200	Management Fees		8,834.00
40800	Interest/Dividends Income		4,611.18
62000	Bank Charges	45.00	
67500	Interest Expense	3,336.23	
78000	Utilities Expense		162.81
	Total:	<u>4,899,490.21</u>	<u>4,899,490.21</u>

Charles Henry Properties,LLC
General Journal

For the Period From Feb 1, 2021 to Feb 28, 2021

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
2/1/21	10200	020121			12,533.24
	21500			2,517.29	
	67500			3,336.23	
	10500			6,679.72	
	10200				15.00
	62000			15.00	
2/11/21	10200	021121		75.00	
	23000				75.00
2/12/21	10200	39394		5,000.00	
	14200				5,000.00
2/19/21	10200	021921		370.00	
	23000		inv.1/10/21		370.00
2/28/21	10200	022821			15.00
	62000			15.00	
	10300			1.18	
	40800				1.18
		Total		18,009.42	18,009.42

Charles Henry Properties,LLC
General Ledger

For the Period From Feb 1, 2021 to Feb 28, 2021

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)	2/1/21	Beginning Balance			19,746.25
	2/28/21	Current Period Change Ending Balance	15,263.17	20,873.44	-5,610.27 14,135.98
10300 Cash in Bank(Saving)	2/1/21	Beginning Balance			3,022.71
	2/28/21	Current Period Change Ending Balance	1.18		1.18 3,023.89
10400 Cash/Securities(TD Ameri	2/1/21	Beginning Balance			32,828.89
	2/28/21	Ending Balance			32,828.89
10500 Escrow(Chase)	2/1/21	Beginning Balance			19,552.80
	2/28/21	Current Period Change Ending Balance	6,679.72		6,679.72 26,232.52
10700 Depoits(ConEd)	2/1/21	Beginning Balance			565.00
	2/28/21	Ending Balance			565.00
11000 Accounts Receivable	2/1/21	Beginning Balance			112,997.54
	2/28/21	Current Period Change Ending Balance	19,249.25	9,800.00	9,449.25 122,446.79
13000 Loan Receivable(CS)	2/1/21	Beginning Balance			78,680.00
	2/28/21	Ending Balance			78,680.00
14000 Loan Receivable(CS(MS)-	2/1/21	Beginning Balance			165,000.00
	2/28/21	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	2/1/21	Beginning Balance			46,000.00
	2/28/21	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	2/1/21	Beginning Balance			482,201.50
	2/28/21	Current Period Change Ending Balance		5,000.00	-5,000.00 477,201.50
15500 Building	2/1/21	Beginning Balance			3,711,349.77
	2/28/21	Ending Balance			3,711,349.77
20000 Accounts Payable	2/1/21	Beginning Balance			-48,925.73
	2/28/21	Current Period Change Ending Balance	5,960.20	3,512.55	2,447.65 -46,478.08
20500 Security Depoist	2/1/21	Beginning Balance			-22,649.77

Charles Henry Properties, LLC
General Ledger

For the Period From Feb 1, 2021 to Feb 28, 2021

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
	2/28/21	Current Period Change Ending Balance	4,700.00		4,700.00 -17,949.77
20600 Management Fee Advance	2/1/21	Beginning Balance			-9,037.11
	2/28/21	Current Period Change Ending Balance	1,144.38		1,144.38 -7,892.73
21500 Loan(Chase)	2/1/21	Beginning Balance			-1,234,268.10
	2/28/21	Current Period Change Ending Balance	2,517.29		2,517.29 -1,231,750.81
22000 Loan(CS-interest)	2/1/21	Beginning Balance			-165,065.83
	2/28/21	Ending Balance			-165,065.83
23000 Loan(CS)	2/1/21	Beginning Balance			-3,234,573.96
	2/28/21	Current Period Change Ending Balance		445.00	-445.00 -3,235,018.96
24000 Interest Payable(CS)	2/1/21	Beginning Balance			-105,726.50
	2/28/21	Ending Balance			-105,726.50
25000 SBA Loan	2/1/21	Beginning Balance			-44,900.00
	2/28/21	Ending Balance			-44,900.00
39005 Retained Earnings	2/1/21	Beginning Balance			218,644.64
	2/28/21	Ending Balance			218,644.64
40000 Rental Income	2/1/21	Beginning Balance			-18,299.77
	2/28/21	Current Period Change Ending Balance	600.00	13,399.77	-12,799.77 -31,099.54
40200 Management Fees	2/1/21	Beginning Balance			-4,834.00
	2/28/21	Current Period Change Ending Balance		4,000.00	-4,000.00 -8,834.00
40800 Interest/Dividends Income	2/1/21	Beginning Balance			-2,240.00
	2/28/21	Current Period Change Ending Balance		2,371.18	-2,371.18 -4,611.18
62000 Bank Charges	2/1/21	Beginning Balance			15.00
	2/28/21	Current Period Change Ending Balance	30.00		30.00 45.00
67500 Interest Expense	2/1/21	Beginning Balance			

Charles Henry Properties,LLC
General Ledger

For the Period From Feb 1, 2021 to Feb 28, 2021

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
	2/28/21	Current Period Change Ending Balance	3,336.23		3,336.23 3,336.23
78000 Utilities Expense	2/1/21	Beginning Balance			-83.33
	2/28/21	Current Period Change Ending Balance		79.48	-79.48 -162.81

Charles Henry Properties,LLC**Customer Ledgers**

For the Period From Feb 1, 2021 to Feb 28, 2021

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	2/1/21	Balance Fwd				9,995.40
Hildegard Y. Klages	2/1/21	747	SJ	499.77		10,495.17
11	2/1/21	748	SJ	1,300.00		1,300.00
Austen Vernon	2/15/21	021521	CRJ		1,300.00	0.00
13	2/1/21	Balance Fwd				103,002.14
NY Finest Dry Cleaners Inc.	2/1/21	753	SJ	6,500.00		109,502.14
	2/1/21	754	SJ	79.48		109,581.62
	2/1/21	755	SJ	2,370.00		111,951.62
18	2/1/21	020121	CRJ		4,000.00	-4,000.00
Hassan Anjum	2/1/21	751	SJ	4,000.00		0.00
19	2/1/21	750	SJ	2,350.00		2,350.00
Kiley Smith	2/11/21	307	CRJ		2,350.00	0.00
9	2/1/21	01/29/21	CRJ		2,150.00	-2,150.00
Raul Vega	2/1/21	752	SJ	2,150.00		0.00

Charles Henry Properties,LLC**Invoice Register**

For the Period From Feb 1, 2021 to Feb 28, 2021

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
747	2/1/21		Hildegard Y. Klages	499.77
748	2/1/21		Austen Vernon	1,300.00
750	2/1/21		Kiley Smith	2,350.00
751	2/1/21		Hassan Anjum	4,000.00
752	2/1/21		Raul Vega	2,150.00
753	2/1/21		NY Finest Dry Cleaners Inc.	6,500.00
754	2/1/21		NY Finest Dry Cleaners Inc.	79.48
755	2/1/21		NY Finest Dry Cleaners Inc.	2,370.00
Total				19,249.25

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

For the Period From Feb 1, 2021 to Feb 28, 2021

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
2/1/21	11000 10200	01/29/21	Invoice: 752 Raul Vega	2,150.00	2,150.00
2/1/21	11000 10200	020121	Invoice: 751 Hassan Anjum	4,000.00	4,000.00
2/11/21	11000 10200	307	Invoice: 750 Kiley Smith	2,350.00	2,350.00
2/15/21	11000 10200	021521	Invoice: 748 Austen Vernon	1,300.00	1,300.00
				<u>9,800.00</u>	<u>9,800.00</u>

Charles Henry Properties,LLC

Purchase Journal

For the Period From Feb 1, 2021 to Feb 28, 2021

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
2/12/21	20500 Security Depoist 20000 Accounts Payable	021221	Raphael Aguinaldo	2,350.00	2,350.00
2/26/21	20600 Management Fee Advances 20000 Accounts Payable	030121	534 West 42nd Street Condo Ass	1,144.38	1,144.38
				3,494.38	3,494.38

Charles Henry Properties, LLC
Purchase Journal
For the Period From Feb 1, 2021 to Feb 28, 2021

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
2/12/21	20500 Security Depoist 20000 Accounts Payable	021221	Raphael Aguinaldo	2,350.00	2,350.00
2/26/21	20600 Management Fee Advances 20000 Accounts Payable	030121	534 West 42nd Street Condo Ass	1,144.38	1,144.38
				<u>3,494.38</u>	<u>3,494.38</u>

Charles Henry Properties, LLC
Check Register
For the Period From Feb 1, 2021 to Feb 28, 2021

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
832V	2/12/21	Cardmember Service	10200	-18.17
839	2/12/21	AT&T Universal Card	10200	1,069.73
840	2/12/21	Raphael Aguinaldo	10200	2,350.00
841	2/12/21	Cardmember Service	10200	135.73
842	2/12/21	Con Edison Co. of NY Inc	10200	368.94
843	2/12/21	Con Edison Co. of NY Inc	10200	755.33
844	2/12/21	Assured Environmnets	10200	136.09
845	2/18/21	Danielle Masterson	10200	2,350.00
846	2/26/21	534 West 42nd Street Con	10200	1,144.38
Total				<u>8,292.03</u>

Charles Henry Properties, LLC

Aged Payables

As of Feb 28, 2021

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
13 Simons HK Properties LLC	209 212 215/216 218			2,000.00	2,000.00	2,000.00 2,000.00 4,000.00 2,000.00
13 Simons HK Properties LLC			6,000.00	2,000.00	2,000.00	10,000.00
3 Cash	010120 020120 030120 120120 123120		400.00	2,221.86	574.97 280.00 350.00	574.97 280.00 350.00 2,221.86 400.00
3 Cash			400.00	2,221.86	1,204.97	3,826.83
4 Veratex Inc.	120119 010120 020120 030120 120120 123120		4,359.50	19,572.75	2,179.75 2,179.75 2,179.75 2,179.75	2,179.75 2,179.75 2,179.75 2,179.75 19,572.75 4,359.50
4 Veratex Inc.			4,359.50	19,572.75	8,719.00	32,651.25
Report Total			10,759.50	23,794.61	11,923.97	46,478.08