

Charles Henry Properties, LLC
Balance Sheet
April 30, 2021

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	10,724.28
Cash in Bank(Saving)		3,024.01
Cash/Securities(TD Ameritrade)		32,828.89
Escrow(Chase)		39,591.96
Deposits(ConEd)		565.00
Accounts Receivable		139,804.96
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)		456,701.50
Total Current Assets		972,920.60
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>4,684,270.37</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	49,129.13
Security Deposit		17,949.77
Management Fee Advances		8,451.97
Total Current Liabilities		75,530.87
Long-Term Liabilities		
Loan(Chase)		1,226,695.75
Loan(CS-interest)		165,065.83
Loan(CS)		3,236,476.90
Interest Payable(CS)		105,726.50
SBA Loan		44,900.00
Total Long-Term Liabilities		4,778,864.98
Total Liabilities		4,854,395.85
Capital		
Retained Earnings		<218,644.64>
Net Income		48,519.16
Total Capital		<170,125.48>
Total Liabilities & Capital	\$	<u>4,684,270.37</u>

Unaudited - For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Four Months Ending April 30, 2021

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 13,399.55	94.14	\$ 57,898.86	84.71
Management Fees	834.00	5.86	3,336.00	4.88
Commission Income	0.00	0.00	0.00	0.00
Interest/Dividends Income	0.12	0.00	7,111.30	10.40
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	14,233.67	100.00	68,346.16	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	14,233.67	100.00	68,346.16	100.00
Expenses				
Administrative Expense	0.00	0.00	0.00	0.00
Promotion	40.10	0.28	162.51	0.24
Amortization Expense	0.00	0.00	0.00	0.00
Travel	337.81	2.37	882.79	1.29
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	30.00	0.21	75.00	0.11
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	1,437.46	2.10
Interest Expense	3,322.57	23.34	9,988.21	14.61
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	1,000.00	7.03	1,000.00	1.46
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	136.09	0.96	136.09	0.20
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	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	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	2,000.00	14.05	4,000.00	5.85
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	0.96	272.18	0.40

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Four Months Ending April 30, 2021

	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	1,107.04	7.78	1,862.17	2.72
Water	421.41	2.96	10.59	0.02
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>8,531.11</u>	59.94	<u>19,827.00</u>	29.01
Net Income	\$ <u>5,702.56</u>	40.06	\$ <u>48,519.16</u>	70.99

Charles Henry Properties, LLC
General Ledger Trial Balance

As of Apr 30, 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)	10,724.28	
10300	Cash in Bank(Saving)	3,024.01	
10400	Cash/Securities(TD Ameritr	32,828.89	
10500	Escrow(Chase)	39,591.96	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	139,804.96	
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	456,701.50	
15500	Building	3,711,349.77	
20000	Accounts Payable		49,129.13
20500	Security Depoist		17,949.77
20600	Management Fee Advances		8,451.97
21500	Loan(Chase)		1,226,695.75
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,236,476.90
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,900.00
39005	Retained Earnings	218,644.64	
40000	Rental Income		57,898.86
40200	Management Fees		3,336.00
40800	Interest/Dividends Income		7,111.30
60100	Promotion	162.51	
61000	Travel	882.79	
62000	Bank Charges	75.00	
67000	Insurance Expense	1,437.46	
67500	Interest Expense	9,988.21	
68500	Legal and Professional Exp	1,000.00	
70000	Repair & Maintenance Expe	136.09	
74000	Rent Expense	4,000.00	
74600	Extermination Services	272.18	
78000	Utilities Expense	1,862.17	
79000	Water	10.59	
	Total:	4,922,742.01	4,922,742.01

Charles Henry Properties,LLC
General Journal

For the Period From Apr 1, 2021 to Apr 30, 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
4/1/21	10200	040121			12,533.24
	10500			6,679.72	
	21500			2,530.95	
	67500			3,322.57	
4/1/21	10200	033121			30.00
	62000			30.00	
	10300			0.12	
	40800				0.12
4/19/21	10200	041921		4,000.00	
	14200				4,000.00
4/30/21	20600	043021		834.00	
	40200				834.00
		Total		17,397.36	17,397.36

Charles Henry Properties,LLC
General Ledger

For the Period From Apr 1, 2021 to Apr 30, 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)	4/1/21	Beginning Balance			12,852.51
		Current Period Change	14,400.00	16,528.23	-2,128.23
	4/30/21	Ending Balance			10,724.28
10300 Cash in Bank(Saving)	4/1/21	Beginning Balance			3,023.89
		Current Period Change	0.12		0.12
	4/30/21	Ending Balance			3,024.01
10400 Cash/Securities(TD Ameri	4/1/21	Beginning Balance			32,828.89
	4/30/21	Ending Balance			32,828.89
10500 Escrow(Chase)	4/1/21	Beginning Balance			32,912.24
		Current Period Change	6,679.72		6,679.72
	4/30/21	Ending Balance			39,591.96
10700 Depoits(ConEd)	4/1/21	Beginning Balance			565.00
	4/30/21	Ending Balance			565.00
11000 Accounts Receivable	4/1/21	Beginning Balance			132,512.29
		Current Period Change	17,692.67	10,400.00	7,292.67
	4/30/21	Ending Balance			139,804.96
13000 Loan Receivable(CS)	4/1/21	Beginning Balance			78,680.00
	4/30/21	Ending Balance			78,680.00
14000 Loan Receivable(CS(MS)-	4/1/21	Beginning Balance			165,000.00
	4/30/21	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	4/1/21	Beginning Balance			46,000.00
	4/30/21	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	4/1/21	Beginning Balance			460,701.50
		Current Period Change		4,000.00	-4,000.00
	4/30/21	Ending Balance			456,701.50
15500 Building	4/1/21	Beginning Balance			3,711,349.77
	4/30/21	Ending Balance			3,711,349.77
20000 Accounts Payable	4/1/21	Beginning Balance			-46,478.08
		Current Period Change	3,964.99	6,616.04	-2,651.05
	4/30/21	Ending Balance			-49,129.13
20500 Security Depoist	4/1/21	Beginning Balance			-17,949.77

Charles Henry Properties,LLC
General Ledger

For the Period From Apr 1, 2021 to Apr 30, 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
	4/30/21	Ending Balance			-17,949.77
20600 Management Fee Advance	4/1/21	Beginning Balance			-6,430.35
		Current Period Change	1,978.38	4,000.00	-2,021.62
	4/30/21	Ending Balance			-8,451.97
21500 Loan(Chase)	4/1/21	Beginning Balance			-1,229,226.70
		Current Period Change	2,530.95		2,530.95
	4/30/21	Ending Balance			-1,226,695.75
22000 Loan(CS-interest)	4/1/21	Beginning Balance			-165,065.83
	4/30/21	Ending Balance			-165,065.83
23000 Loan(CS)	4/1/21	Beginning Balance			-3,236,476.90
	4/30/21	Ending Balance			-3,236,476.90
24000 Interest Payable(CS)	4/1/21	Beginning Balance			-105,726.50
	4/30/21	Ending Balance			-105,726.50
25000 SBA Loan	4/1/21	Beginning Balance			-44,900.00
	4/30/21	Ending Balance			-44,900.00
39005 Retained Earnings	4/1/21	Beginning Balance			218,644.64
	4/30/21	Ending Balance			218,644.64
40000 Rental Income	4/1/21	Beginning Balance			-44,499.31
		Current Period Change		13,399.55	-13,399.55
	4/30/21	Ending Balance			-57,898.86
40200 Management Fees	4/1/21	Beginning Balance			-2,502.00
		Current Period Change		834.00	-834.00
	4/30/21	Ending Balance			-3,336.00
40800 Interest/Dividends Income	4/1/21	Beginning Balance			-7,111.18
		Current Period Change		0.12	-0.12
	4/30/21	Ending Balance			-7,111.30
60100 Promotion	4/1/21	Beginning Balance			122.41
		Current Period Change	40.10		40.10
	4/30/21	Ending Balance			162.51
61000 Travel	4/1/21	Beginning Balance			544.98
		Current Period Change	337.81		337.81
	4/30/21	Ending Balance			882.79

Charles Henry Properties,LLC

General Ledger

For the Period From Apr 1, 2021 to Apr 30, 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
62000 Bank Charges	4/1/21	Beginning Balance			45.00
	4/30/21	Current Period Change Ending Balance	30.00		30.00 75.00
67000 Insurance Expense	4/1/21	Beginning Balance			1,437.46
	4/30/21	Ending Balance			1,437.46
67500 Interest Expense	4/1/21	Beginning Balance			6,665.64
	4/30/21	Current Period Change Ending Balance	3,322.57		3,322.57 9,988.21
68500 Legal and Professional Ex	4/1/21	Beginning Balance			
	4/30/21	Current Period Change Ending Balance	1,000.00		1,000.00 1,000.00
70000 Repair & Maintenance Ex	4/1/21	Beginning Balance			
	4/30/21	Current Period Change Ending Balance	136.09		136.09 136.09
74000 Rent Expense	4/1/21	Beginning Balance			2,000.00
	4/30/21	Current Period Change Ending Balance	2,000.00		2,000.00 4,000.00
74600 Extermination Services	4/1/21	Beginning Balance			136.09
	4/30/21	Current Period Change Ending Balance	136.09		136.09 272.18
78000 Utilities Expense	4/1/21	Beginning Balance			755.13
	4/30/21	Current Period Change Ending Balance	1,170.52	63.48	1,107.04 1,862.17
79000 Water	4/1/21	Beginning Balance			-410.82
	4/30/21	Current Period Change Ending Balance	651.05	229.64	421.41 10.59

Charles Henry Properties,LLC**Customer Ledgers**

For the Period From Apr 1, 2021 to Apr 30, 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	4/1/21	Balance Fwd				10,994.94
Hildegard Y. Klages	4/1/21	766	SJ	499.55		11,494.49
11	4/1/21	767	SJ	1,900.00		1,900.00
Austen Vernon	4/16/21	041621	CRJ		1,900.00	0.00
13	4/1/21	Balance Fwd				121,517.35
NY Finest Dry Cleaners Inc.	4/1/21	771	SJ	6,500.00		128,017.35
	4/1/21	772	SJ	63.48		128,080.83
	4/2/21	773	SJ	229.64		128,310.47
18	4/1/21	768	SJ	4,000.00		4,000.00
Hassan Anjum	4/1/21	040121	CRJ		4,000.00	0.00
19	4/1/21	769	SJ	2,350.00		2,350.00
Kiley Smith	4/2/21	040221	CRJ		2,350.00	0.00
9	4/1/21	770	SJ	2,150.00		2,150.00
Raul Vega	4/1/21	040121	CRJ		2,150.00	0.00

Charles Henry Properties,LLC**Invoice Register**

For the Period From Apr 1, 2021 to Apr 30, 2021

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
766	4/1/21		Hildegard Y. Klages	499.55
767	4/1/21		Austen Vernon	1,900.00
768	4/1/21		Hassan Anjum	4,000.00
769	4/1/21		Kiley Smith	2,350.00
770	4/1/21		Raul Vega	2,150.00
771	4/1/21		NY Finest Dry Cleaners Inc.	6,500.00
772	4/1/21		NY Finest Dry Cleaners Inc.	63.48
773	4/2/21		NY Finest Dry Cleaners Inc.	229.64
Total				17,692.67

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

For the Period From Apr 1, 2021 to Apr 30, 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
4/1/21	11000 10200	040121	Invoice: 768 Hassan Anjum	4,000.00	4,000.00
4/1/21	11000 10200	040121	Invoice: 770 Raul Vega	2,150.00	2,150.00
4/2/21	11000 10200	040221	Invoice: 769 Kiley Smith	2,350.00	2,350.00
4/16/21	11000 10200	041621	Invoice: 767 Austen Vernon	1,900.00	1,900.00
				<u>10,400.00</u>	<u>10,400.00</u>

Charles Henry Properties,LLC
Purchase Journal
For the Period From Apr 1, 2021 to Apr 30, 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
4/1/21	74000 Rent Expense 20000 Accounts Payable	224	Simons HK Properties LLC	2,000.00	2,000.00
4/1/21	74600 Extermination Services 20000 Accounts Payable	2735160	Assured Environmnets	136.09	136.09
4/8/21	60100 Promotion 61000 Travel 20000 Accounts Payable	040821	AT&T Universal Card	40.10 337.81	377.91
4/8/21	68500 Legal and Professional Expens 20000 Accounts Payable	ny finest dry cleane	Vernon & Ginsburg, LLP	1,000.00	1,000.00
4/15/21	78000 Utilities Expense 20000 Accounts Payable	041521	Con Edison Co. of NY Inc.	193.35	193.35
4/15/21	78000 Utilities Expense 20000 Accounts Payable	041421	Con Edison Co. of NY Inc.	630.96	630.96
4/23/21	20600 Management Fee Advances 20000 Accounts Payable	050121	534 West 42nd Street Condo Ass	1,144.38	1,144.38
4/29/21	79000 Water 20000 Accounts Payable	041221	NYC Water Board	651.05	651.05
4/29/21	78000 Utilities Expense 20000 Accounts Payable	042921	Con Edison Co. of NY Inc.	268.70	268.70
4/29/21	78000 Utilities Expense 20000 Accounts Payable	042821	Con Edison Co. of NY Inc.	77.51	77.51
4/29/21	70000 Repair & Maintenance Expens 20000 Accounts Payable	042921	Americare Appliance Repair	136.09	136.09
				6,616.04	6,616.04

Charles Henry Properties, LLC
Check Register
For the Period From Apr 1, 2021 to Apr 30, 2021

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
855	4/8/21	AT&T Universal Card	10200	377.91
856	4/8/21	Vernon & Ginsburg, LLP	10200	1,000.00
857	4/15/21	Assured Environmnets	10200	136.09
858	4/15/21	Con Edison Co. of NY Inc	10200	193.35
859	4/15/21	Con Edison Co. of NY Inc	10200	630.96
860	4/29/21	Americare Appliance Rep	10200	136.09
861	4/29/21	534 West 42nd Street Con	10200	1,144.38
862	4/29/21	Con Edison Co. of NY Inc	10200	268.70
863	4/29/21	Con Edison Co. of NY Inc	10200	77.51
Total				3,964.99

Charles Henry Properties, LLC

Aged Payables

As of Apr 30, 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	212 215/216 218 221 224		2,000.00		2,000.00 4,000.00 2,000.00	2,000.00 4,000.00 2,000.00 2,000.00 2,000.00
		2,000.00				
13 Simons HK Properties LLC		2,000.00	2,000.00		8,000.00	12,000.00
16 NYC Water Board	041221	651.05				651.05
16 NYC Water Board		651.05				651.05
3 Cash	010120 020120 030120 120120 123120				574.97 280.00 350.00 2,221.86 400.00	574.97 280.00 350.00 2,221.86 400.00
3 Cash					3,826.83	3,826.83
4 Veratex Inc.	120119 010120 020120 030120 120120 123120				2,179.75 2,179.75 2,179.75 2,179.75 19,572.75 4,359.50	2,179.75 2,179.75 2,179.75 2,179.75 19,572.75 4,359.50
4 Veratex Inc.					32,651.25	32,651.25
Report Total		2,651.05	2,000.00		44,478.08	49,129.13