

Charles Henry Properties, LLC
Balance Sheet
August 31, 2021

ASSETS

Current Assets		
Cash in Bank(Checking)	\$	15,736.10
Cash/Securities(TD Ameritrade)		22,828.89
Escrow(Chase)		20,144.81
Depoits(ConEd)		565.00
Accounts Receivable		141,803.16
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)		425,701.50
Total Current Assets		916,459.46
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>4,627,809.23</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	47,622.46
Security Depoist		19,949.77
Management Fee Advances		5,822.45
Total Current Liabilities		73,394.68
Long-Term Liabilities		
Loan(Chase)		1,216,503.23
Loan(CS-interest)		165,065.83
Loan(CS)		3,250,028.84
Interest Payable(CS)		105,726.50
SBA Loan		44,900.00
Total Long-Term Liabilities		4,782,224.40
Total Liabilities		4,855,619.08
Capital		
Retained Earnings		<218,644.64>
Net Income		<9,165.21>
Total Capital		<227,809.85>
Total Liabilities & Capital	\$	<u>4,627,809.23</u>

Charles Henry Properties, LLC
Income Statement
For the Eight Months Ending August 31, 2021

	Current Month		Year to Date	
Revenues				
Rental Income	\$ 8,549.55	100.00	\$ 86,797.06	87.02
Management Fees	0.00	0.00	5,838.00	5.85
Commission Income	0.00	0.00	0.00	0.00
Interest/Dividends Income	0.23	0.00	7,111.91	7.13
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	8,549.78	100.00	99,746.97	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	8,549.78	100.00	99,746.97	100.00
Expenses				
Administrative Expense	0.00	0.00	0.00	0.00
Promotion	298.88	3.50	1,371.10	1.37
Amortization Expense	0.00	0.00	0.00	0.00
Travel	276.38	3.23	1,178.41	1.18
Bad Debt Expense	0.00	0.00	0.00	0.00
Bank Charges	30.00	0.35	150.00	0.15
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	545.71	6.38	6,339.84	6.36
Interest Expense	3,295.04	38.54	23,209.77	23.27
Laundry and Cleaning Exp	0.00	0.00	0.00	0.00
Legal and Professional Expense	0.00	0.00	3,139.00	3.15
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	8,476.03	99.14	15,432.36	15.47
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	40,014.22	468.01	40,014.22	40.12
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	23.39	12,000.00	12.03
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	680.45	0.68

For Management Purposes Only

Charles Henry Properties, LLC
Income Statement
For the Eight Months Ending August 31, 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	590.93	6.91	5,135.47	5.15
Water	0.00	0.00	248.56	0.25
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	55,527.19	649.46	108,912.18	109.19
Net Income	\$ <46,977.41>	<549.46>	\$ <9,165.21>	<9.19>

Charles Henry Properties,LLC
General Ledger Trial Balance

As of Aug 31, 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)	15,736.10	
10400	Cash/Securities(TD Ameritr	22,828.89	
10500	Escrow(Chase)	20,144.81	
10700	Depoits(ConEd)	565.00	
11000	Accounts Receivable	141,803.16	
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	425,701.50	
15500	Building	3,711,349.77	
20000	Accounts Payable		47,622.46
20500	Security Depoist		19,949.77
20600	Management Fee Advances		5,822.45
21500	Loan(Chase)		1,216,503.23
22000	Loan(CS-interest)		165,065.83
23000	Loan(CS)		3,250,028.84
24000	Interest Payable(CS)		105,726.50
25000	SBA Loan		44,900.00
39005	Retained Earnings	218,644.64	
40000	Rental Income		86,797.06
40200	Management Fees		5,838.00
40800	Interest/Dividends Income		7,111.91
60100	Promotion	1,371.10	
61000	Travel	1,178.41	
62000	Bank Charges	150.00	
64500	Dues and Subscriptions Exp	13.00	
67000	Insurance Expense	6,339.84	
67500	Interest Expense	23,209.77	
68500	Legal and Professional Exp	3,139.00	
70000	Repair & Maintenance Expe	15,432.36	
73200	Real Estate Tax	40,014.22	
74000	Rent Expense	12,000.00	
74600	Extermination Services	680.45	
78000	Utilities Expense	5,135.47	
79000	Water	248.56	
	Total:	4,955,366.05	4,955,366.05

Charles Henry Properties,LLC

General Ledger

For the Period From Aug 1, 2021 to Aug 31, 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)	8/1/21	Beginning Balance			12,003.89
	8/31/21	Current Period Change	32,574.62	28,842.41	3,732.21
		Ending Balance			15,736.10
10300 Cash in Bank(Saving)	8/1/21	Beginning Balance			3,024.39
10400 Cash/Securities(TD Ameri	8/1/21	Beginning Balance			22,828.89
	8/31/21	Ending Balance			22,828.89
10500 Escrow(Chase)	8/1/21	Beginning Balance			53,489.96
	8/31/21	Current Period Change	6,669.07	40,014.22	-33,345.15
		Ending Balance			20,144.81
10700 Depoits(ConEd)	8/1/21	Beginning Balance			565.00
	8/31/21	Ending Balance			565.00
11000 Accounts Receivable	8/1/21	Beginning Balance			141,303.61
	8/31/21	Current Period Change	12,549.55	12,050.00	499.55
		Ending Balance			141,803.16
13000 Loan Receivable(CS)	8/1/21	Beginning Balance			78,680.00
	8/31/21	Ending Balance			78,680.00
14000 Loan Receivable(CS(MS)-	8/1/21	Beginning Balance			165,000.00
	8/31/21	Ending Balance			165,000.00
14100 Loan Receivable(CS(MS)-	8/1/21	Beginning Balance			46,000.00
	8/31/21	Ending Balance			46,000.00
14200 Loan Receivable(CHP-Ve	8/1/21	Beginning Balance			430,201.50
	8/31/21	Current Period Change		4,500.00	-4,500.00
		Ending Balance			425,701.50
15500 Building	8/1/21	Beginning Balance			3,711,349.77
	8/31/21	Ending Balance			3,711,349.77
20000 Accounts Payable	8/1/21	Beginning Balance			-49,435.59
	8/31/21	Current Period Change	16,289.82	14,476.69	1,813.13
		Ending Balance			-47,622.46
20500 Security Depoist	8/1/21	Beginning Balance			-19,949.77
	8/31/21	Ending Balance			-19,949.77

Charles Henry Properties,LLC
General Ledger

For the Period From Aug 1, 2021 to Aug 31, 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
20600 Management Fee Advance	8/1/21	Beginning Balance			-4,111.21
		Current Period Change	2,288.76	4,000.00	-1,711.24
	8/31/21	Ending Balance			-5,822.45
21500 Loan(Chase)	8/1/21	Beginning Balance			-1,219,061.71
		Current Period Change	2,558.48		2,558.48
	8/31/21	Ending Balance			-1,216,503.23
22000 Loan(CS-interest)	8/1/21	Beginning Balance			-165,065.83
	8/31/21	Ending Balance			-165,065.83
23000 Loan(CS)	8/1/21	Beginning Balance			-3,237,028.84
		Current Period Change		13,000.00	-13,000.00
	8/31/21	Ending Balance			-3,250,028.84
24000 Interest Payable(CS)	8/1/21	Beginning Balance			-105,726.50
	8/31/21	Ending Balance			-105,726.50
25000 SBA Loan	8/1/21	Beginning Balance			-44,900.00
	8/31/21	Ending Balance			-44,900.00
39005 Retained Earnings	8/1/21	Beginning Balance			218,644.64
	8/31/21	Ending Balance			218,644.64
40000 Rental Income	8/1/21	Beginning Balance			-78,247.51
		Current Period Change		8,549.55	-8,549.55
	8/31/21	Ending Balance			-86,797.06
40200 Management Fees	8/1/21	Beginning Balance			-5,838.00
	8/31/21	Ending Balance			-5,838.00
40800 Interest/Dividends Income	8/1/21	Beginning Balance			-7,111.68
		Current Period Change		0.23	-0.23
	8/31/21	Ending Balance			-7,111.91
60100 Promotion	8/1/21	Beginning Balance			1,072.22
		Current Period Change	298.88		298.88
	8/31/21	Ending Balance			1,371.10
61000 Travel	8/1/21	Beginning Balance			902.03
		Current Period Change	276.38		276.38
	8/31/21	Ending Balance			1,178.41
62000	8/1/21	Beginning Balance			120.00

Charles Henry Properties,LLC

General Ledger

For the Period From Aug 1, 2021 to Aug 31, 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
Bank Charges					
	8/31/21	Current Period Change	30.00		30.00
		Ending Balance			150.00
64500 Dues and Subscriptions E	8/1/21	Beginning Balance			13.00
	8/31/21	Ending Balance			13.00
67000 Insurance Expense	8/1/21	Beginning Balance			5,794.13
	8/31/21	Current Period Change	545.71		545.71
		Ending Balance			6,339.84
67500 Interest Expense	8/1/21	Beginning Balance			19,914.73
	8/31/21	Current Period Change	3,295.04		3,295.04
		Ending Balance			23,209.77
68500 Legal and Professional Ex	8/1/21	Beginning Balance			3,139.00
	8/31/21	Ending Balance			3,139.00
70000 Repair & Maintenance Ex	8/1/21	Beginning Balance			6,956.33
	8/31/21	Current Period Change	8,476.03		8,476.03
		Ending Balance			15,432.36
73200 Real Estate Tax	8/1/21	Beginning Balance			
	8/31/21	Current Period Change	40,014.22		40,014.22
		Ending Balance			40,014.22
74000 Rent Expense	8/1/21	Beginning Balance			10,000.00
	8/31/21	Current Period Change	2,000.00		2,000.00
		Ending Balance			12,000.00
74600 Extermination Services	8/1/21	Beginning Balance			680.45
	8/31/21	Ending Balance			680.45
78000 Utilities Expense	8/1/21	Beginning Balance			4,544.54
	8/31/21	Current Period Change	590.93		590.93
		Ending Balance			5,135.47
79000 Water	8/1/21	Beginning Balance			248.56
	8/31/21	Ending Balance			248.56

Charles Henry Properties,LLC**Customer Ledgers**

For the Period From Aug 1, 2021 to Aug 31, 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	8/1/21	Balance Fwd				12,993.14
Hildegard Y. Klages	8/1/21	789	SJ	499.55		13,492.69
11	8/1/21	792	SJ	1,900.00		1,900.00
Austen Vernon	8/20/21	082021	CRJ		1,900.00	0.00
13	8/1/21	Balance Fwd				128,310.47
NY Finest Dry Cleaners Inc.						
18	8/1/21	793	SJ	4,000.00		4,000.00
Hassan Anjum	8/1/21	073021	CRJ		4,000.00	0.00
19	8/1/21	790	SJ	2,000.00		2,000.00
Kiley Smith	8/3/21	312	CRJ		2,000.00	0.00
20	8/1/21	794	SJ	2,000.00		2,000.00
Karina Overgaard	8/3/21	1041	CRJ		2,000.00	0.00
9	8/1/21	791	SJ	2,150.00		2,150.00
Raul Vega	8/1/21	073021	CRJ		2,150.00	0.00

Charles Henry Properties,LLC**Invoice Register**

For the Period From Aug 1, 2021 to Aug 31, 2021

Filter Criteria includes: Report order is by Invoice Number.

Invoice No	Date	Quote No	Name	Amount
789	8/1/21		Hildegard Y. Klages	499.55
790	8/1/21		Kiley Smith	2,000.00
791	8/1/21		Raul Vega	2,150.00
792	8/1/21		Austen Vernon	1,900.00
793	8/1/21		Hassan Anjum	4,000.00
794	8/1/21		Karina Overgaard	2,000.00
Total				12,549.55

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

For the Period From Aug 1, 2021 to Aug 31, 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
8/1/21	11000 10200	073021	Invoice: 793 Hassan Anjum	4,000.00	4,000.00
8/1/21	11000 10200	073021	Invoice: 791 Raul Vega	2,150.00	2,150.00
8/3/21	11000 10200	312	Invoice: 790 Kiley Smith	2,000.00	2,000.00
8/3/21	11000 10200	1041	Invoice: 794 Karina Overgaard	2,000.00	2,000.00
8/20/21	11000 10200	082021	Invoice: 792 Austen Vernon	1,900.00	1,900.00
				12,050.00	12,050.00

Charles Henry Properties, LLC
Purchase Journal
For the Period From Aug 1, 2021 to Aug 31, 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
8/1/21	20600 Management Fee Advances 20000 Accounts Payable	080121	534 West 42nd Street Condo Ass	1,144.38	1,144.38
8/1/21	70000 Repair & Maintenance Expens 20000 Accounts Payable	2785073	Assured Environmnets	136.09	136.09
8/1/21	74000 Rent Expense 20000 Accounts Payable	236	Simons HK Properties LLC	2,000.00	2,000.00
8/5/21	60100 Promotion 61000 Travel 70000 Repair & Maintenance Expens 20000 Accounts Payable	080521	AT&T Universal Card	298.88 276.38 229.94	805.20
8/8/21	78000 Utilities Expense 20000 Accounts Payable	81121	Con Edison Co. of NY Inc.	153.40	153.40
8/12/21	78000 Utilities Expense 20000 Accounts Payable	081221	Con Edison Co. of NY Inc.	399.67	399.67
8/12/21	78000 Utilities Expense 20000 Accounts Payable	081121	Con Edison Co. of NY Inc.	37.86	37.86
8/20/21	70000 Repair & Maintenance Expens 20000 Accounts Payable	082421	GMN Contracting Corp.	8,110.00	8,110.00
8/20/21	67000 Insurance Expense 20000 Accounts Payable	082021	Amtrust North America	545.71	545.71
8/26/21	20600 Management Fee Advances 20000 Accounts Payable	083121	534 West 42nd Street Condo Ass	1,144.38	1,144.38
				14,476.69	14,476.69

Charles Henry Properties,LLC**General Journal**

For the Period From Aug 1, 2021 to Aug 31, 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
8/1/21	10200 62000	073021		30.00	30.00
8/1/21	10200 10500 21500 67500	080121		6,669.07 2,558.48 3,295.04	12,522.59
8/20/21	10200 14200	082021		4,500.00	4,500.00
8/26/21	10200 23000	082621		13,000.00	13,000.00
8/27/21	10200 10300	082721		3,024.62	3,024.62
8/27/21	10300 40800	082722		0.23	0.23
8/31/21	10500 73200	083121		40,014.22	40,014.22
		Total		73,091.66	73,091.66

Charles Henry Properties,LLC
Check Register
For the Period From Aug 1, 2021 to Aug 31, 2021

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
907	8/1/21	NYC Water Board	10200	237.97
908	8/1/21	Lustgarten Associates Inc.	10200	2,719.54
909	8/1/21	Simons HK Properties LL	10200	2,000.00
910	8/1/21	534 West 42nd Street Con	10200	1,144.38
911	8/5/21	AT&T Universal Card	10200	805.20
912	8/12/21	Assured Environmnets	10200	136.09
913	8/12/21	Con Edison Co. of NY Inc	10200	153.40
914	8/12/21	Con Edison Co. of NY Inc	10200	399.67
915	8/12/21	Con Edison Co. of NY Inc	10200	37.86
917	8/20/21	GMN Contracting Corp.	10200	8,110.00
916	8/20/21	Amtrust North America	10200	545.71
Total				<u>16,289.82</u>

Charles Henry Properties, LLC

Aged Payables

As of Aug 31, 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	224				2,000.00	2,000.00
Simons HK Properties LLC	227				2,000.00	2,000.00
	229			2,000.00		2,000.00
	233		2,000.00			2,000.00
	236	2,000.00				2,000.00
		<u>2,000.00</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>4,000.00</u>	<u>10,000.00</u>
13						
Simons HK Properties LLC						
3	010120				574.97	574.97
Cash	020120				280.00	280.00
	030120				350.00	350.00
	120120				2,221.86	2,221.86
	123120				400.00	400.00
					<u>3,826.83</u>	<u>3,826.83</u>
3						
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
	120120				19,572.75	19,572.75
	123120				4,359.50	4,359.50
					<u>32,651.25</u>	<u>32,651.25</u>
4						
Veratex Inc.						
40	083121	1,144.38				1,144.38
534 West 42nd Street Condo A						
		<u>1,144.38</u>				<u>1,144.38</u>
40						
534 West 42nd Street Condo						
Report Total		<u>3,144.38</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>40,478.08</u>	<u>47,622.46</u>