

FINANCIAL REPORT
123 A Street
September 2013

OPERATING ACCOUNT BALANCE RECONCILIATION

INCOME REGISTER TO CASH FLOW RECONCILIATION

Total Income (shown on Income Register)		1,600.00
Total Income (shown on Cash Flow Report)	1,600.00	
Adjustments:		
Adjustments:		
		1,600.00
Difference:		0.00

EXPENSE REGISTER TO CASH FLOW RECONCILIATION

Total Expense (shown on Expense Register)		426.35
Total Expense (shown on Cash Flow Report)	426.35	
Adjustments:		
Adjustments:		
		426.35
Difference:		0.00

CASH FLOW TO BANK ACCOUNT BALANCE RECONCILIATION

Beginning Report Balance	21,170.11	
Add: Total Income	1,600.00	
Subtract: Total Expenses	426.35	
Ending Balance on Cash Flow Report		22,343.76
Ending Book Balance per Bank Reconciliation		22,343.76
Difference:		0.00

AVAILABLE FUNDS

Ending Report Balance		22,343.76
Subtract: Tenant Deposit on File		2,795.00
Available Funds		19,548.76

Cash Flow (Cash)
123 A Street - (ABC)
Sep 13

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Prepared For:
123 A Street
M2M Properties
8084 Old Auburn Rd. A
Citrus Heights, CA 95610

Prepared By:
M2M Properties
8084 Old Auburn Rd., Suite A
Citrus Heights, CA 95610

	Month to Date	%	Year to Date	%
INCOME				
Rent	1,600.00	100.00	15,960.00	100.00
TOTAL INCOME	1,600.00	100.00	15,960.00	100.00
EXPENSES				
TENANT OPERATING EXPENSE				
Sewer	215.35	13.46	1,013.06	6.35
Total Utilities	215.35	13.46	1,013.06	6.35
SERVICES				
Landscaping	35.00	2.19	245.00	1.54
Pest Control	0.00	0.00	159.00	1.00
Total Services	35.00	2.19	404.00	2.53
MAINTENANCE & REPAIR				
Other Maint/Repair	0.00	0.00	782.70	4.90
Total Maint & Repair	0.00	0.00	782.70	4.90
ADMINISTRATIVE				
Management Fee	112.00	7.00	1,152.20	7.22
Homeowners Association Dues	64.00	4.00	576.00	3.61
Total Administrative	176.00	11.00	1,728.20	10.83
TAXES				
Taxes	0.00	0.00	1,519.24	9.52
Total Taxes	0.00	0.00	1,519.24	9.52
TOTAL TEN. OPERATING EXP	426.35	26.65	5,447.20	34.13
OWNERS OPERATING EXPENSE				
PROFESSIONAL SERVICES				
Other Prof. Services	0.00	0.00	950.00	5.95
Total Prof. Services	0.00	0.00	950.00	5.95
TOTAL OWNERS OPERAT. EXP	0.00	0.00	950.00	5.95
TOTAL EXPENSE	426.35	26.65	6,397.20	40.08
NET INCOME	1,173.65	73.35	9,562.80	59.92
CASH FLOW	1,173.65		9,562.80	
Beginning Cash	21,170.11			
Ending Balance	22,343.76			

Income Register
ABC - 123 A Street

Ctrl# Batch#	Check Num Chg Num	Date Rcv Chg Dat	Post Mnth	A/R Acct	Cash Acct Inc Acct	Payer Ppty	Payer's Name Account Name	Amount	Notes
23	2220	09/01/13	09/13		1110	Isham	Jason/Danielle & Be	1,600.00	rent
	21	09/01/13			3110	ABC	Rent	1,600.00	
TOTAL								1,600.00	

Number	Totals By Account Name	Total
1110	Cash in Bank-1	1,600.00
3110	Rent	1,600.00

Expense Register
ABC - 123 A Street

Ctrl# Batch#	Inv Num Check Num	Inv Date Chk Dat	Post Mnth	Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
79	9033	09/06/13 09/09/13	09/13 09/13		1110 4102	Rodrigue ABC	Rodriguez Landscap Landscaping	35.00 35.00	August
80		09/27/13 0 09/30/13	09/13 09/13		1110 4242	stone ABC	Stonelake Master A Homeowners Associ	64.00 64.00	October
81		09/27/13 0 09/30/13	09/13 09/13		1110 4007	utilitie ABC	Sacramento County Sewer	215.35 215.35	50006392756
82 1657	1001	09/30/13 09/30/13	09/13 09/13		1110 4201	SPMGMT ABC	M2M Properties Management Fee	112.00 112.00	September
TOTAL								426.35	
TOTAL UNPAID								0.00	

Number	Totals By Account Name	Total
1110	Cash in Bank-1	426.35
4007	Sewer	215.35
4102	Landscaping	35.00
4201	Management Fee	112.00
4242	Homeowners Association Dues	64.00

Cash Flow 12 (Cash)
123 A Street - (ABC)
Oct 12 - Sep 13

Account	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
INCOME													
Rent	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,600	21,345
TOTAL INCOME	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,600	21,345
EXPENSES													
TENANT OPERA													
Sewer		229		195		195		193		215		215	1,242
Total Utilities		229		195		195		193		215		215	1,242
SERVICES													
Landscaping	35	35	35	35		35		35	35		70	35	350
Pest Control				159									159
Total Services	35	35	35	194		35		35	35		70	35	509
MAINTENANCE													
Other Maint/Rep			114	148	504				131				897
Total Maint & R			114	148	504				131				897
ADMINISTRATIV													
Management Fe	126	126	126	126	126	126	161	126	126	126	126	112	1,529
Homeowners As	64	64	64	64	64	64	64	64	64	64	64	64	768
Other Administrat			497										497
Total Administr	190	190	687	190	190	190	225	190	190	190	190	176	2,794
INSURANCE													
Liability Coverag			938										938
Total Insurance			938										938
TAXES													
Taxes		1,519				1,519							3,038
Total Taxes		1,519				1,519							3,038
TOTAL TEN. OP	225	1,973	1,774	727	693	1,939	225	417	356	404	260	426	9,419
OWNERS OPER													
PROFESSIONAL													
Other Prof. Servi									950				950
Total Prof. Serv									950				950
TOTAL OWNE									950				950
TOTAL EXPENSE	225	1,973	1,774	727	693	1,939	225	417	1,306	404	260	426	10,369
NET INCOME	1,570	-178	21	1,068	1,102	-144	1,570	1,378	489	1,391	1,535	1,174	10,976
CASH FLOW	1,570	-178	21	1,068	1,102	-144	1,570	1,378	489	1,391	1,535	1,174	10,976

Bank Account Balance
1110 - Cash in Bank
Closing Date 09/30/13

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Account Information

Code	1110
Description	Cash in Bank
Acct #	ACE
Stmt Date	09/30/13
Stmt Balance	22,735.11

Property Funds Detail

ABC - 123 A Street (10/13)	23,908.76	1110 - Cash in Bank-1
Total Funds	23,908.76	

Unreconciled Items

Unreconciled Checks		
1001 09/30/13	M2M Properties	112.00

Unreconciled Adjustments		
PY 80 09/30/13	Stonelake Master Association	-64.00
PY 81 09/30/13	Sacramento County Utilities	-215.35

Summary

G/L Balance as of 10/13	23,908.76
Checks after 09/30/13	35.00
Deposits after 09/30/13	-1,600.00
Receipts after 09/30/13	0.00
Adjustments after 09/30/13	0.00
Checkbook Balance as of 09/30/13	22,343.76
+ Unreconciled checks	112.00
- Unreconciled deposits	0.00
- Undeposited receipts	0.00
+ Unreconciled adjustments	279.35
Adjusted Checkbook Balance	22,735.11
Matches statement balance	



COMMUNITY BUSINESS BANK

DISCOVER THE DIFFERENCE

P.O. Box 912
West Sacramento, CA 95691
communitybizbank.com

ACCOUNT
STATEMENT PERIOD
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09/01/13 - 09/30/13
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M2M PROPERTIES

8084 Old Auburn Rd Suite A
Citrus Heights, CA 95610

TYPE OF ACCOUNT... Analyzed Commercial Checking

Beginning Balance \$ 21,170.11	We Have Added Number Deposits/Credits 1 \$ 1,600.00	We Have Subtracted Number Checks/Debits 1 \$ 35.00	Ending Balance \$ 22,735.11
Items Enclosed 1	Minimum Balance \$ 21,170.11	Average Balance \$ 22,592.61	Average Available Balance \$ 22,592.61

CHECKS

CHECK NO	DATE	AMOUNT	CHECK NO	DATE	AMOUNT
9033	09/16/2013	35.00			

* - denotes missing check number in sequence

OTHER CREDITS

DATE	AMOUNT	DESCRIPTION
09/04/2013	1,600.00	Ach deposit eDeposit Credit 1122110

DAILY BALANCE INFORMATION

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
08/31/2013	21,170.11	09/04/2013	22,770.11	09/16/2013	22,735.11