

5213 SW 91st Terrace
Suite A-1
Gainesville, FL 32608

Owner Statement



C & C Properties and Investments LLC

527 Turkey Creek
Alachua, FL 32615



Properties

Ansley's Way 1323 1323

NW 6th Ave
Gainesville, FL 32603

Use this as the
tab label

I only need the information below in the spreadsheet

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 01/01/2022			0.00
01/20/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Mgmt Held Security Deposits - Move In Charge: Mgmt Held Security Deposits	1,500.00		1,500.00
01/20/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Redecoration Fee - Move In Charge: Redecoration Fee	1,500.00		3,000.00
01/23/2023		JE	377	Nicholas Debs Unit A Security Deposit		1,500.00	1,500.00
01/23/2023	Javier A. Ramos	Receipt		Ansley's Way 1323 Unit A - Mgmt Held Security Deposits - Move In Charge: Mgmt Held Security Deposits	1,500.00		3,000.00
01/23/2023	Javier A. Ramos	Receipt		Ansley's Way 1323 Unit A - Redecoration Fee - Move In Charge: Redecoration Fee	1,500.00		4,500.00
01/31/2023		JE	376	Sigel Unit B Security Deposit		1,500.00	3,000.00
02/14/2023	C & C Properties and Investments LLC	Check	1123	Owner Distribution - Owner payment for 02/2023		3,000.00	0.00
08/06/2023	Javier A. Ramos	Receipt		Ansley's Way 1323 Unit A - Rent Income	825.00		825.00
08/06/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Rent Income	800.00		1,625.00
08/06/2023	Javier A. Ramos	Receipt		Ansley's Way 1323 Unit A - Rent Income	850.00		2,475.00
08/06/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Rent Income	400.00		2,875.00
08/06/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Rent Income	400.00		3,275.00
08/06/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Rent Income	800.00		4,075.00
08/06/2023	Javier A. Ramos	Receipt		Ansley's Way 1323 Unit A - Rent Income	850.00		4,925.00
08/06/2023	Javier A. Ramos	Receipt		Ansley's Way 1323 Unit A - Rent Income	850.00		5,775.00
08/07/2023	Stefano D. Molaro	CC receipt	5474-6980	Ansley's Way 1323 Unit B - Rent Income - Move In Charge: Rent Income	850.00		6,625.00
08/07/2023	Drew A. Siegel	eCheck receipt	1A7D-0C80	Ansley's Way 1323 Unit B - Rent Income - Move In Charge: Rent Income	750.00		7,375.00
08/08/2023	Samuel J. Goode	CC receipt	69C5-FC00	Ansley's Way 1323 Unit A - Rent Income - Move In Charge: Rent Income	625.00		8,000.00
08/08/2023	Samuel J. Goode	CC receipt	69C5-FC00	Ansley's Way 1323 Unit A - Parking Income - August 2023 - Parking- 4 premium, 1 standard	225.00		8,225.00
08/09/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Parking Income	250.00		8,475.00
08/11/2023	KNR Property	eCheck	5F7B-43AE	Management Fees - Management Fees for 08/2023		640.00	7,835.00

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
Management							
08/11/2023	C & C Properties and Investments LLC	Check	1188	Owner Distribution - Owner payment for 08/2023		7,585.00	250.00
08/23/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Utility Income	101.74		351.74
09/01/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Rent Income	398.26		750.00
09/01/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Rent Income	800.00		1,550.00
09/01/2023	Nicholas A. Debs	eCheck receipt	519C-9C10	Ansley's Way 1323 Unit A - Rent Income - September 2023	850.00		2,400.00
09/01/2023	Javier A. Ramos	eCheck receipt	C4D1-13E0	Ansley's Way 1323 Unit A - Rent Income - September 2023	850.00		3,250.00
09/01/2023	Kimberly L. Holmes	CC receipt	DB98-9470	Ansley's Way 1323 Unit B - Rent Income - September 2023	850.00		4,100.00
09/03/2023	Tyler D. Bohne	CC receipt	1F57-E8E0	Ansley's Way 1323 Unit A - Rent Income - September 2023	850.00		4,950.00
09/03/2023	Broc A. Bohne	CC receipt	1FEF-7990	Ansley's Way 1323 Unit A - Rent Income - September 2023	850.00		5,800.00
09/04/2023	Danielle J. Goodman	CC receipt	1F62-3BE0	Ansley's Way 1323 Unit B - Rent Income - September 2023	400.00		6,200.00
09/04/2023	Danielle J. Goodman	eCheck receipt	B0CE-2450	Ansley's Way 1323 Unit B - Rent Income - September 2023	400.00		6,600.00
09/05/2023	Stefano D. Molaro	CC receipt	C5D6-72C0	Ansley's Way 1323 Unit B - Rent Income - September 2023	850.00		7,450.00
09/05/2023	Kimberly L. Holmes	CC receipt	1131-CBB0	Ansley's Way 1323 Unit B - Rent Income - September 2023	50.00		7,500.00
09/09/2023	Drew A. Siegel	eCheck receipt	3DF0-C5A0	Ansley's Way 1323 Unit B - Rent Income - September 2023	251.74		7,751.74
09/09/2023	Drew A. Siegel	eCheck receipt	3DF0-C5A0	Ansley's Way 1323 Unit B - Parking Income - September 2023 - 3 premium parking spots	150.00		7,901.74
09/09/2023	Samuel J. Goode	CC receipt	5DED-EC30	Ansley's Way 1323 Unit A - Rent Income - September 2023	600.00		8,501.74
09/09/2023	Samuel J. Goode	CC receipt	5DED-EC30	Ansley's Way 1323 Unit A - Parking Income - September 2023 - Parking- 5 premium	250.00		8,751.74
09/12/2023	KNR Property Management	eCheck	9058-5786	Management Fees - Management Fees for 09/2023		640.00	8,111.74
09/15/2023	C & C Properties and Investments LLC	Check	1222	Owner Distribution - Owner payment for 09/2023		8,111.74	0.00
10/01/2023	Javier A. Ramos	Receipt		Ansley's Way 1323 Unit A - Rent Income	850.00		850.00
10/01/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Rent Income	358.26		1,208.26
10/01/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Rent Income	3,641.74		4,850.00
10/01/2023	Drew A. Siegel	Receipt		Ansley's Way 1323 Unit B - Parking Income	150.00		5,000.00
10/03/2023	Tyler D. Bohne	CC receipt	E05F-8F10	Ansley's Way 1323 Unit A - Rent Income - October 2023	850.00		5,850.00
10/03/2023	Broc A. Bohne	CC receipt	E100-7BE0	Ansley's Way 1323 Unit A - Rent Income - October 2023	850.00		6,700.00
Ending Cash Balance							6,700.00
Total					29,676.74	22,976.74	

Property Cash Summary

Required Reserves	0.00
Work Order Estimates	0.00

5213 SW 91st Terrace
Suite A-1
Gainesville, FL 32608

Owner Statement



C & C Properties and Investments LLC

527 Turkey Creek
Alachua, FL 32615



Properties

Ansley's Way 1326 - 1326
NW 5th Ave
Gainesville, FL 32603

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 01/01/2022			0.00
12/12/2022	Andrew C. Peterson	Receipt		Ansley's Way 1326 Unit B - Mgmt Held Security Deposits - Move In Charge: Mgmt Held Security Deposits	1,000.00		1,000.00
12/12/2022	Andrew C. Peterson	Receipt		Ansley's Way 1326 Unit B - Redecoration Fee - Move In Charge: Redecoration Fee	1,000.00		2,000.00
12/15/2022		JE	342	Peterson SD Transfer		1,000.00	1,000.00
01/09/2023		Bank Transfer		Graham O. Benjamin, Andrew C. Peterson, Kyle H. Levine, Bilal A. Andha, Ansley's Way 1326 - Ansley's Way 1326 Unit B : Security Deposit Transfer	1,000.00		2,000.00
01/09/2023	Graham O. Benjamin & Andrew C. Peterson & Kyle H. Levine & Bilal A. Andha	Check	1110	Ansley's Way 1326 Unit B - Clearing Account - Graham O. Benjamin, Andrew C. Peterson, Kyle H. Levine, Bilal A. Andha, Ansley's Way 1326 - Ansley's Way 1326 Unit B : Move Out Refund		1,000.00	1,000.00
01/17/2023	C & C Properties and Investments LLC	Check	1116	Owner Distribution - Owner payment for 01/2023		1,000.00	0.00
03/24/2023	Sean J. O'Keeffe	Receipt		Ansley's Way 1326- Unit A - Mgmt Held Security Deposits - Move In Charge: Mgmt Held Security Deposits	1,500.00		1,500.00
03/24/2023	Sean J. O'Keeffe	Receipt		Ansley's Way 1326- Unit A - Redecoration Fee - Move In Charge: Redecoration Fee	1,500.00		3,000.00
03/31/2023		JE	401	Sean O' Keffee Security Deposit		1,500.00	1,500.00
04/12/2023	C & C Properties and Investments LLC	Check	1139	Owner Distribution - Owner payment for 04/2023		1,500.00	0.00
07/21/2023	Emily McCauslin	eCheck receipt	EF9E-4710	Ansley's Way 1326 Unit B - Rent Income - Prorated rent for July 24-July 30	1,032.36		1,032.36
08/04/2023	Andrew D. Owens	eCheck receipt	384C-6C50	Ansley's Way 1326- Unit A - Rent Income - Move In Charge: Rent Income	850.00		1,882.36
08/05/2023	connor M. pitisci	eCheck receipt	FED6-19F0	Ansley's Way 1326- Unit A - Rent Income - Move In Charge: Rent Income	850.00		2,732.36
08/05/2023	Sean J. O'Keeffe	CC receipt	4734-35F0	Ansley's Way 1326- Unit A - Rent Income - Move In Charge: Rent Income	625.00		3,357.36
08/05/2023	Sean J. O'Keeffe	CC receipt	4734-35F0	Ansley's Way 1326- Unit A - Parking Income - August 2023	175.00		3,532.36

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
08/07/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	850.00		4,382.36
08/07/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	800.00		5,182.36
08/07/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	850.00		6,032.36
08/07/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	850.00		6,882.36
08/07/2023	Sean J. O'Keeffe	Receipt		Ansley's Way 1326- Unit A - Rent Income	825.00		7,707.36
08/07/2023	Sean J. O'Keeffe	Receipt		Ansley's Way 1326- Unit A - Rent Income	850.00		8,557.36
08/07/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	650.00		9,207.36
08/07/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Parking Income	200.00		9,407.36
08/08/2023	Elena Caldwell	Receipt	5794	Ansley's Way 1326 Unit B - Mgmt Held Security Deposits - Move In Charge: Mgmt Held Security Deposits	1,200.00		10,607.36
08/08/2023		JE	459	1326 Unit B Security Deposit		1,200.00	9,407.36
08/11/2023	KNR Property Management	eCheck	5F7B-43AE	Management Fees - Management Fees for 07/2023		82.59	9,324.77
08/11/2023	KNR Property Management	eCheck	5F7B-43AE	Management Fees - Management Fees for 08/2023		640.00	8,684.77
08/11/2023	C & C Properties and Investments LLC	Check	1188	Owner Distribution - Owner payment for 08/2023		8,684.77	0.00
09/01/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	915.00		915.00
09/01/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	800.00		1,715.00
09/01/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	850.00		2,565.00
09/01/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	850.00		3,415.00
09/01/2023	Sean J. O'Keeffe	Receipt		Ansley's Way 1326- Unit A - Rent Income	825.00		4,240.00
09/01/2023	Sean J. O'Keeffe	Receipt		Ansley's Way 1326- Unit A - Rent Income	825.00		5,065.00
09/01/2023	Alyssa Arnold	eCheck receipt	21FB-BA60	Ansley's Way 1326 Unit B - Rent Income - September 2023	585.00		5,650.00
09/01/2023	Alyssa Arnold	eCheck receipt	21FB-BA60	Ansley's Way 1326 Unit B - Pet Rent Income - September 2023	65.00		5,715.00
09/01/2023	Alyssa Arnold	eCheck receipt	21FB-BA60	Ansley's Way 1326 Unit B - Parking Income - September 2023	200.00		5,915.00
09/01/2023	Sean J. O'Keeffe	CC receipt	FA96-C390	Ansley's Way 1326- Unit A - Rent Income - September 2023	825.00		6,740.00
09/05/2023	Andrew D. Owens	eCheck receipt	8259-2B00	Ansley's Way 1326- Unit A - Rent Income - September 2023	850.00		7,590.00
09/05/2023	connor M. pitisci	eCheck receipt	26CB-4760	Ansley's Way 1326- Unit A - Rent Income - September 2023	675.00		8,265.00
09/05/2023	connor M. pitisci	eCheck receipt	26CB-4760	Ansley's Way 1326- Unit A - Parking Income - September 2023	175.00		8,440.00
09/12/2023	KNR Property Management	eCheck	9058-5786	Other Expenses - Turn Week - Turn Week		980.00	7,460.00
09/12/2023	KNR Property Management	eCheck	9058-5786	Management Fees - Management Fees for 09/2023		640.00	6,820.00
09/20/2023	C & C Properties and Investments LLC	Check	1229	Owner Distribution - Owner payment for 09/2023		6,820.00	0.00
10/01/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	100.00		100.00
10/01/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	100.00		200.00
10/01/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	850.00		1,050.00
10/01/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	800.00		1,850.00
10/01/2023	Greta J. Nickerson	Receipt		Ansley's Way 1326 Unit B - Rent Income	850.00		2,700.00
10/01/2023	Sean J. O'Keeffe	Receipt		Ansley's Way 1326- Unit A - Rent Income	850.00		3,550.00

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
10/01/2023	Alyssa Arnold	eCheck receipt	696B-59F0	Ansley's Way 1326 Unit B - Rent Income - October 2023	850.00		4,400.00
10/01/2023	Emily McCauslin	eCheck receipt	35F1-F950	Ansley's Way 1326 Unit B - Rent Income - October 2023	450.00		4,850.00
10/01/2023	Emily McCauslin	eCheck receipt	35F1-F950	Ansley's Way 1326 Unit B - Pet Rent Income - October 2023	65.00		4,915.00
10/01/2023	Emily McCauslin	eCheck receipt	35F1-F950	Ansley's Way 1326 Unit B - Parking Income - October 2023	200.00		5,115.00
10/02/2023	connor M. pitisci	eCheck receipt	DA52-44F0	Ansley's Way 1326- Unit A - Rent Income - October 2023	850.00		5,965.00
10/03/2023	Andrew D. Owens	eCheck receipt	C9D9-1010	Ansley's Way 1326- Unit A - Rent Income - October 2023	850.00		6,815.00
Ending Cash Balance							6,815.00
Total					31,862.36	25,047.36	

Property Cash Summary

Required Reserves	0.00
Work Order Estimates	0.00