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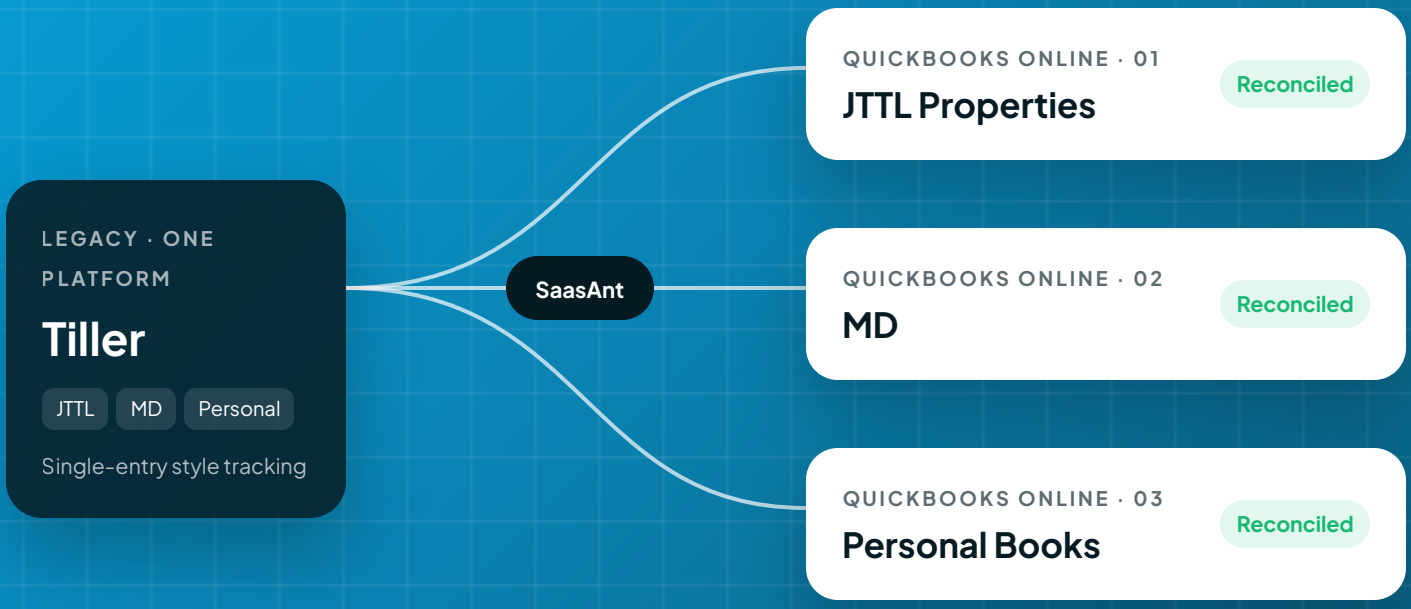
CASE STUDY · REAL ESTATE

JTTL Properties

From mixed single-entry books to three separate, reconciled & AI-enabled QuickBooks systems.



1 → 3
Mixed platform split into three QuickBooks Online systems

~18 mo
Historical data migrated with SaasAnt

6
Stages from separation to automation

On time
Tax filings successfully completed

JTTL Properties

JTTL Properties and the client's other financial activities were originally being maintained together within **Tiller**, a primarily transaction-based personal finance and spreadsheet-driven platform.

The same environment contained the client's real-estate business, another business/entity and personal financial activity.

As the client's financial affairs became more complex, the existing setup could no longer provide the accounting structure, financial statements, property-level visibility or forward-looking financial planning required for effective management.

INDUSTRY

Real Estate Investment & Property Management — USA

ENTITIES / BOOKS

JTTL Properties | MD | Personal Books

LEGACY	NEW	MIGRATION
Tiller	QuickBooks Online	SaasAnt

The engagement therefore became much more than a bookkeeping cleanup.

A full accounting-system migration and finance transformation project.

02 · THE PROBLEM

One system. Multiple entities. Limited accounting visibility.

The client's financial information existed in Tiller, but the underlying structure was not designed to support the accounting needs of multiple businesses and a growing real-estate portfolio.

WHAT EXISTED

Transaction tracking

GAP

WHAT WAS NEEDED

Proper financial accounting

What we found — and why it mattered

	AREA	WHAT WE FOUND	WHY IT MATTERED
01	**Accounting Structure**	Financial activity was being maintained in a single-entry-style environment	The client could not reliably generate complete double-entry financial statements
02	**Entity Separation**	JTTL Properties, MD and personal financial activity existed within the same overall platform	Business and personal finances lacked the separation needed for clear reporting and control
03	**Balance Sheets**	Complete balance sheets could not be readily produced for each business	Management lacked visibility into assets, liabilities and equity by entity
04	**Intercompany Balances**	Receivables and payables between entities were not clearly maintained	Amounts due between businesses could not be easily identified or reconciled
05	**Property Reporting**	Property-level accounting information was not readily available	Management could not clearly assess profitability by individual property
06	**Historical Reporting**	Transaction data existed, but it was not structured into a full accounting framework	Historical information was difficult to use for analysis, tax preparation and decision-making
07	**Budgeting & Forecasting**	The existing setup did not provide a reliable accounting foundation for structured budgeting and forecasting	Management had limited ability to compare expected performance against actual results and plan ahead
08	**Tax Compliance**	Books were difficult to organize into reliable financial information for filing purposes	Tax preparation became unnecessarily difficult and time-consuming
09	**Decision-Making**	Management lacked reliable entity-level and property-level financial statements	Investment and operating decisions were being made with incomplete financial visibility

The core problem

The client had financial data.

What the client did **not** have was a complete accounting system capable of turning that data into:

- Balance sheets
- Entity-level financial statements
- Property-level profitability
- Intercompany receivables and payables
- Proper reconciliations
- Reliable tax information
- Budgets and forecasts
- Timely management reporting

This distinction was critical.

Tracking transactions is not the same as maintaining books.

For a real-estate investor operating multiple entities, the accounting system needs to answer much more than **"Where did the money go?"** It also needs to answer:

1. **What does each entity own?**
2. **What does each entity owe?**
3. **What is due between related companies?**
4. **Which properties are profitable?**
5. **How are actual results performing against expectations?**
6. **What is the likely financial outlook for the coming months?**
7. **What is the true financial position of each business?**

The existing system could not answer those questions reliably.

Separate. Migrate. Reconcile. Report. Plan. Automate.

Rather than trying to force the existing Tiller environment to perform functions it was not designed to perform, we recommended moving the accounting architecture to **QuickBooks Online.** The transformation was completed in six stages.

01 SEPARATE | 02 MIGRATE | 03 RECONCILE | 04 REPORT | 05 PLAN | 06 AUTOMATE

01

PHASE 1

Redesign the accounting architecture

The first step was separating what had previously existed together. Instead of maintaining the client's business and personal activity in one environment, we created **three separate QuickBooks Online systems:**

1

JTTL Properties

For the client's real-estate operations.

2

MD

For the separate business/entity activity.

3

Personal Books

For the client's personal financial accounting.

Business → **Business** → **Personal**

Each set of books could now have its own:

- Chart of accounts
- Bank accounts
- Credit cards
- Assets
- Liabilities
- Equity
- Income
- Expenses
- Balance sheet
- Profit & loss statement

The client moved from fragmented transaction tracking to **proper entity-level double-entry accounting.**

Migrate & reconcile

02

PHASE 2

Migrate 18 months of historical data

A system migration can become expensive and time-consuming if historical transactions are manually recreated one transaction at a time. Instead, we selected the **right migration tool for the job.** Using **SaasAnt**, approximately **18 months of historical financial data** was migrated efficiently from the legacy environment into QuickBooks Online.

The migration process included

1 Preparing historical transaction data

2 Structuring data for QuickBooks

3 Mapping accounts

4 Importing transactions

5 Reviewing migrated records

6 Identifying migration exceptions

7 Correcting classification issues

8 Reconciling resulting balances to supporting statements

Using the right technology significantly reduced the manual effort that would otherwise have been required to rebuild 18 months of financial history.

THE PRINCIPLE WAS SIMPLE

Use technology where technology is better than manual work.

The result was a faster and more cost-efficient migration without sacrificing accounting integrity.

03

PHASE 3

Reconcile the new books

Migration alone was not considered successful. The migrated information had to agree with reality. Bank and financial accounts were therefore reconciled back to available supporting statements so that the balances in QuickBooks could be relied upon.

THE OBJECTIVE WAS NOT SIMPLY

“The data has been imported.”

THE OBJECTIVE WAS

“The migrated books are complete, reconciled and usable.”

This distinction turned a data-transfer exercise into a proper accounting-system implementation.

Report & plan

04

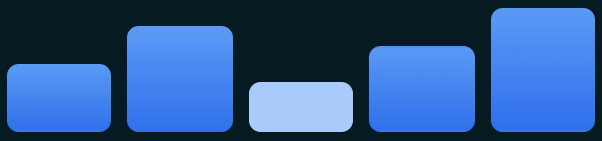
PHASE 4

Build property-level reporting

One of the most important limitations of the previous setup was the absence of meaningful **property-level financial visibility.** JTTL Properties was therefore configured in QuickBooks Online so that individual properties could be tracked using **Classes**. This transformed the reporting structure.

MANAGEMENT COULD NOW REVIEW

Overall Business Performance



...and then drill down into **Individual Property Performance** by Class

This provided significantly better visibility into:

- Property-level revenue
- Property-level operating costs
- Property profitability
- Portfolio performance
- Cost trends across properties
- Underperforming versus stronger-performing assets

Instead of seeing only the total result of JTTL Properties, management gained the ability to analyze the portfolio at a much more useful level.

05

PHASE 5

Introduce budgeting & forecasting in QuickBooks Online

Once the historical books were migrated, reconciled and properly structured, we used QuickBooks Online to build a more forward-looking finance process. Budgeting and forecasting were introduced so that management was no longer limited to reviewing historical performance. The client could now compare:

Actual Results → **Budget** → **Forecast**

This provided a stronger basis for planning and decision-making. The process helped management:

- Set expected revenue and expense levels
- Monitor actual performance against budget
- Identify favorable and unfavorable variances
- Anticipate future cash requirements
- Assess expected property and portfolio performance
- Plan operating expenditures
- Make more informed investment and financial decisions

The accounting system was transformed from a tool that simply recorded the past into a platform that also supported **future financial planning.**

Automate — then deliver

06

PHASE 6

Introduce AI & automation

Once the migration was completed, the books reconciled, the accounting structure established and reporting processes implemented, the next step was automation. AI-enabled connectors and accounting agents were linked with QuickBooks Online to help automate routine accounting workflows. This reduced the amount of repetitive manual work required for ongoing bookkeeping.

The transformation followed the same discipline we apply to finance automation projects:

Build the accounting foundation first.

Create reporting & planning visibility.

Automate second.

Because automation works best when the underlying accounting architecture is already correct.

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04 · DELIVERABLES

The engagement transformed the client's financial environment from a mixed transaction-tracking system into a structured, multi-entity accounting and financial management platform.

Accounting System Transformation

- Migrated from Tiller to QuickBooks Online
- Transitioned from a single-entry-style environment to **double-entry accounting**
- Created three separate accounting systems
- Separated business and personal financial activity
- Established individual charts of accounts
- Established entity-level balance sheets
- Improved visibility into assets, liabilities and equity

Historical Migration

- Approximately **18 months of historical data migrated**
- SaasAnt used for high-volume migration
- Historical transactions mapped into QuickBooks
- Imported transactions reviewed for accuracy
- Migration exceptions identified and corrected
- Significant manual data-entry effort avoided

Deliverables — continued

Reconciliation & Financial Integrity

- Bank and financial accounts reconciled to statements
- Opening and migrated balances validated
- Balance-sheet accounts reviewed
- Business financial records brought into a usable accounting structure
- Reliable records established for tax preparation

Property-Level Reporting

- JTTL Properties configured for **Class-based property reporting**
- Individual properties separately identifiable
- Property-wise P&L visibility created
- Portfolio-level and property-level reporting made available
- Improved visibility into individual property performance

Budgeting & Forecasting

- Budgeting implemented in QuickBooks Online
- Forecasting process established
- Actual-versus-budget monitoring introduced
- Variance analysis enabled
- Forward-looking financial planning improved
- Better visibility into expected revenues, costs and cash requirements
- Improved ability to make proactive rather than reactive decisions

AI & Automation

- QuickBooks Online positioned as the accounting system of record
- AI-enabled accounting connectors introduced
- Routine accounting workflows increasingly automated
- Manual bookkeeping effort reduced
- Month-end processing accelerated
- Finance operations positioned for faster recurring closes

Entity Separation

The client moved from mixed records to:

JTTL Properties → Separate Books

MD → Separate Books

Personal Finances → Separate Books

This created substantially better financial control and reporting clarity.

Tax Readiness

- Financial data structured correctly for tax preparation
- Books reconciled before filing
- Business and personal activity separated
- **Tax filings successfully completed on time**

We didn't just move the data.

We changed the accounting architecture.

That is the real story behind this transformation. A basic migration would have meant **Export from Tiller → Import into QuickBooks**. But that would simply have recreated many of the same limitations in a different platform. Instead, we redesigned the financial environment.

THE TRANSFORMATION WAS

One Mixed System	→	Three Separate Accounting Systems
Single-Entry-Style Tracking	→	Double-Entry Accounting
No Reliable Entity Balance Sheets	→	Separate Balance Sheets for Each Accounting Environment
No Property-Level Reporting	→	Class-Based Property Reporting
Unclear Intercompany Positions	→	Structured Intercompany Receivables & Payables
Historical Reporting Only	→	Budgeting, Forecasting & Forward-Looking Analysis
Difficult Tax Preparation	→	Reconciled Books & Timely Tax Filing
Manual Historical Rebuilding	→	Technology-Enabled Migration Using SaasAnt
Manual Ongoing Bookkeeping	→	AI-Enabled Accounting Automation

Before vs. after

BEFORE		AFTER
JTTL, MD and personal finances maintained within one platform	→	**Three separate QuickBooks Online systems**
Single-entry-style transaction tracking	→	**Proper double-entry accounting**
No reliable separate balance sheets	→	**Entity-specific balance sheets available**
Business and personal records mixed	→	**Clear separation of personal and business finances**
Limited visibility into amounts due between entities	→	**Intercompany receivables and payables identifiable**
No effective property-level reporting	→	**Property-level reporting through QBO Classes**
No structured budgeting and forecasting	→	**Budgeting and forecasting implemented in QBO**
Historical information used mainly reactively	→	**Actual-versus-budget and forward-looking analysis available**
Difficult historical reporting	→	**18 months of history successfully migrated**
Manual migration would have been costly and slow	→	**SaasAnt accelerated the migration**
Balances required validation	→	**Accounts reconciled to supporting statements**
Tax filing difficult	→	**Books organized and taxes filed on time**
Significant recurring manual effort	→	**AI-enabled automation reduced ongoing workload**
Slow access to usable financial information	→	**Faster month-end processing and reporting**

3
QBO systems

~18
months migrated

Classes
property-level reporting

✓
taxes filed on time

Business outcome

The client moved from a fragmented financial tracking environment into a **structured, scalable and forward-looking accounting ecosystem.**

THE RESULT WAS

- Clear separation between business and personal finances
- Proper double-entry accounting
- Balance-sheet visibility for each accounting environment
- Improved visibility into intercompany balances
- Reliable property-level reporting
- Reconciled financial records
- Timely tax filing
- Budgeting and forecasting capability
- Actual-versus-budget visibility
- Improved forward-looking financial planning
- Approximately 18 months of historical data successfully migrated
- Significant time saved through SaasAnt-assisted migration
- Lower migration cost compared with extensive manual rebuilding
- Reduced ongoing bookkeeping effort through automation
- Faster month-end processing
- Better information for management and investment decisions

MOST IMPORTANTLY

The client moved from having **financial transactions** and from **reviewing the past**

to having **financial information** to **planning the future.**

The right accounting system changes the decisions you can make.

As real-estate portfolios grow, transaction tracking alone is not enough. Investors need:

- Entity separation
- Balance sheets
- Property-level profitability
- Intercompany accounting
- Reconciliations
- Tax-ready books
- Budgeting
- Forecasting
- Variance analysis
- Timely reporting
- Automation

And technology should be selected based on the problem being solved. For this project:

Tiller
helped capture financial data.

SaasAnt
helped migrate the data efficiently.

QuickBooks Online
provided the double-entry accounting foundation.

Classes
created property-level visibility.

QBO Budgeting & Forecasting
enabled forward-looking financial management.

AI-enabled accounting tools
helped automate the recurring work.

The value came not from any one tool, but from knowing **which tool to use, when to use it, and how to combine technology with sound accounting.**

THE TRANSFORMATION

Separate → Migrate → Reconcile → Report → Budget & Forecast → Automate

That's how JTTL Properties moved from fragmented financial tracking to a scalable, decision-ready finance function.

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