

263 W 3rd Place
Mesa, AZ 85201

Owner Statement

**822 E Carol LLC**

50 Spruce Court
Port Moody
BC V3HOA5, AZ 85201

**Properties**

822 E Carol Ave - 822 E
Carol Ave
Phoenix, AZ 85020

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 12/01/2023			1,099.29
12/01/2023	Adriana R. Ornelas	Receipt		01 - Rent/Lease Income	895.00		1,994.29
12/01/2023	Adriana R. Ornelas	Receipt		01 - Sales Tax	20.58		2,014.87
12/01/2023	Adriana R. Ornelas	Receipt		01 - Water Utility Income	25.00		2,039.87
12/01/2023	Ricardo I. Hernandez	Receipt		03 - Rent/Lease Income	895.00		2,934.87
12/01/2023	Ricardo I. Hernandez	Receipt		03 - Sales Tax	20.58		2,955.45
12/01/2023	Ricardo I. Hernandez	Receipt		03 - Water Utility Income	25.00		2,980.45
12/01/2023	Charlette M. Edwards	Receipt		02 - Rent/Lease Income	25.81		3,006.26
12/01/2023	Favian Cruz	CC receipt	C60D-BFA0	04 - Rent/Lease Income - December 2023	1,095.00		4,101.26
12/01/2023	Favian Cruz	CC receipt	C60D-BFA0	04 - Sales Tax - December 2023	25.18		4,126.44
12/01/2023	Favian Cruz	CC receipt	C60D-BFA0	04 - Water Utility Income - December 2023	25.00		4,151.44
12/01/2023	Favian Cruz	CC receipt	C60D-BFA0	04 - Pet rent - December 2023	25.00		4,176.44
12/07/2023	PNC Hours Account	Payment	Transfer	Maintenance Labor		62.24	4,114.20
12/07/2023	APS	Check	3099	02 - Electricity		66.51	4,047.69
12/08/2023	Charlette M. Edwards	CC receipt	43B1-5C00	02 - Rent/Lease Income - December 2023	869.19		4,916.88
12/08/2023	Charlette M. Edwards	CC receipt	43B1-5C00	02 - Sales Tax - December 2023	20.58		4,937.46
12/08/2023	Charlette M. Edwards	CC receipt	43B1-5C00	02 - Water Utility Income - December 2023	25.00		4,962.46
12/08/2023	Arizona Department of Revenue	Payment	1	Sales Tax		61.82	4,900.64
12/11/2023	Apartments Resurfacing, LLC	eCheck	AB68-7D6E	02 - Tub/Tile/Countertop Resurfacing		442.00	4,458.64
12/11/2023	Desert Paint LLC	eCheck	AB67-6172	02 - Interior Painting		690.00	3,768.64
12/11/2023	TotalTech Express Arizona	eCheck	AB63-E38A	01 - Plumbing Repair/Parts		1,528.59	2,240.05
12/11/2023	Platinum Landscaping and Maintenance LLC	eCheck	AB7B-88DC	Grounds Maintenance		150.00	2,090.05
12/11/2023	Rodriguez Yard Service	eCheck	AB81-8C6E	Landscaping		100.00	1,990.05
12/11/2023	Sparkling Solutions LLC	eCheck	AB7D-4DAC	02 - Cleaning		225.00	1,765.05

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
12/11/2023	Sundial Real Estate LC	eCheck	AB6F-4662	MCC (Maint. Contact Ctr) - December 2023 - Maint Contact Center		6.00	1,759.05
12/11/2023	Sundial Real Estate LC	eCheck	AB6F-4662	On-line Monthly Fee - December 2023		5.60	1,753.45
12/21/2023	Sundial Real Estate LC	eCheck	8089-679A	Postage		0.31	1,753.14
12/21/2023	Sundial Real Estate LC	eCheck	8089-679A	02 - Postage		0.21	1,752.93
12/21/2023	Sundial Real Estate LC	eCheck	8089-679A	02 - Postage		7.81	1,745.12
12/27/2023	Arizona Department of Revenue	Payment	1	Sales Tax		8.00	1,737.12
12/28/2023	City Of Phoenix (water)	Check	3139	Water/Sewer		246.81	1,490.31
12/29/2023	Sundial Real Estate LC	eCheck	9B40-7AE6	Management Fees - Management Fees for 12/2023		399.19	1,091.12
				Ending Cash Balance			1,091.12
Total					3,991.92	4,000.09	

Bills Due

Due Date	Payee	Description	Unpaid
11/23/2023	Express Arizona, TotalTech	02 - Plumbing Repair/Parts	130.00
11/29/2023	Express Arizona, TotalTech	02 - Plumbing Repair/Parts	130.00
11/29/2023	Express Arizona, TotalTech	02 - Plumbing Repair/Parts	797.00
Total			1,057.00

Property Cash Summary

Required Reserves	0.00
Work Order Estimates	0.00

Cash Flow

Sundial Real Estate LC

Properties: 822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020

Owned By: 822 E Carol LLC

Date Range: 12/01/2023 to 12/31/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Rent/Lease Income	3,780.00	94.69	37,394.23	88.94
Sales Tax	86.92	2.18	869.25	2.07
Lease buyout fee	0.00	0.00	1,648.73	3.92
Security Deposit Forfeit Income	0.00	0.00	400.00	0.95
Pet rent	25.00	0.63	105.64	0.25
Application Fee	0.00	0.00	270.00	0.64
Late Fee Income	0.00	0.00	305.00	0.73
Certified mail charges	0.00	0.00	20.00	0.05
Water Utility Income	100.00	2.51	1,032.23	2.46
Total Operating Income	3,991.92	100.00	42,045.08	100.00
Expense				
ADMINISTRATIVE EXP				
MCC (Maint. Contact Ctr)	6.00	0.15	72.00	0.17
Management Fees	399.19	10.00	4,208.50	10.01
On-line Monthly Fee	5.60	0.14	131.20	0.31
Advertising/ Newspaper ads	0.00	0.00	48.34	0.11
Credit reports	0.00	0.00	268.00	0.64
Office supplies	0.00	0.00	-6.37	-0.02
Postage	8.33	0.21	63.05	0.15
Total **ADMINISTRATIVE EXP**	419.12	10.50	4,784.72	11.38
TAXES & INSURANCE				
Sales Tax	69.82	1.75	901.65	2.14
Total **TAXES & INSURANCE**	69.82	1.75	901.65	2.14
OPERATING EXPENSES				
Maintenance Labor	62.24	1.56	2,808.45	6.68
Interior Painting	690.00	17.28	1,990.00	4.73
Tub/Tile/Countertop Resurfacing	442.00	11.07	442.00	1.05
Cleaning	225.00	5.64	950.00	2.26
Landscaping	100.00	2.51	1,450.00	3.45
Electrical Repair/	0.00	0.00	239.97	0.57

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Parts				
Appliance repair	0.00	0.00	430.16	1.02
Glass/screens/blinds	0.00	0.00	-50.00	-0.12
Hardware	0.00	0.00	2,979.45	7.09
Misc Maint Assistance	0.00	0.00	1,800.00	4.28
Grounds Maintenance	150.00	3.76	150.00	0.36
Plumbing Repair/ Parts	1,528.59	38.29	2,268.59	5.40
Total **OPERATING EXPENSES**	3,197.83	80.11	15,458.62	36.77
UTILITIES				
Electricity	66.51	1.67	440.54	1.05
Water/Sewer	246.81	6.18	1,235.24	2.94
Trash	0.00	0.00	1,169.18	2.78
Total **UTILITIES**	313.32	7.85	2,844.96	6.77
Total Operating Expense	4,000.09	100.20	23,989.95	57.06
NOI - Net Operating Income	-8.17	-0.20	18,055.13	42.94
Other Income & Expense				
Other Expense				
CAPITAL EXPENSES				
Gate / Fence Installation	0.00	0.00	48.35	0.11
Appliance Replacement/ Installation	0.00	0.00	284.08	0.68
Total ***CAPITAL EXPENSES***	0.00	0.00	332.43	0.79
Total Other Expense	0.00	0.00	332.43	0.79
Net Other Income	0.00	0.00	-332.43	-0.79
Total Income	3,991.92	100.00	42,045.08	100.00
Total Expense	4,000.09	100.20	24,322.38	57.85
Net Income	-8.17	-0.20	17,722.70	42.15
Other Items				
Security Deposit Liability	0.00		-192.00	
Refundable Pet Deposit	0.00		200.00	
Prepaid Rent & Tax	-966.39		-1,881.19	
Bad debt recovery	0.00		-191.99	
Owner Draw	0.00		-19,140.00	
Net Other Items	-966.39		-21,205.18	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Cash Flow	-974.56		-3,482.48	
Beginning Cash	3,006.26		5,514.18	
Beginning Cash + Cash Flow	2,031.70		2,031.70	
Actual Ending Cash	2,031.70		2,031.70	

Cash Flow - 12 Month

Sundial Real Estate LC

Properties: 822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020

Owned By: 822 E Carol LLC

Period Range: Jan 2023 to Dec 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Operating Income & Expense													
Income													
Rent/ Lease Income	3,213.98	3,139.00	3,635.00	3,635.00	3,175.00	2,931.00	2,640.00	3,982.25	1,790.00	2,885.00	2,588.00	3,780.00	37,394.23
Sales Tax	85.40	63.03	83.61	83.61	72.94	60.72	60.72	91.58	41.17	66.35	73.20	86.92	869.25
Lease buyout fee	0.00	0.00	0.00	1,648.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,648.73
Security Deposit Forfeit Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	400.00
Pet rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.64	0.00	25.00	25.00	25.00	105.64
Application Fee	60.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	30.00	120.00	0.00	0.00	270.00
Late Fee Income	0.00	0.00	0.00	0.00	124.42	35.58	0.00	0.00	25.00	45.00	75.00	0.00	305.00
Certified mail charges	0.00	0.00	0.00	0.00	10.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00
Water Utility Income	104.98	75.00	100.00	100.00	88.28	75.00	75.00	105.64	50.00	75.00	83.33	100.00	1,032.23
Total Operating Income	3,464.36	3,277.03	3,818.61	5,467.34	3,470.64	3,112.30	2,775.72	4,270.11	1,936.17	3,616.35	2,844.53	3,991.92	42,045.08

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Expense													
ADMINISTRATIVE EXP													
MCC (Maint. Contact Ctr)	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	72.00
Management Fees	352.44	327.70	381.86	546.73	303.56	352.73	277.57	427.01	193.62	361.64	284.45	399.19	4,208.50
On-line Monthly Fee	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	69.60	5.60	5.60	5.60	131.20
Advertising/ Newspaper ads	7.69	7.06	0.00	0.00	0.00	0.00	0.00	18.88	0.00	10.16	4.55	0.00	48.34
Credit reports	30.00	78.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.00	128.00	0.00	268.00
Office supplies	-6.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6.37
Postage	1.14	0.78	0.40	0.60	9.50	16.15	0.00	0.72	0.74	8.86	15.83	8.33	63.05
Total	396.50	425.14	393.86	558.93	324.66	380.48	289.17	458.21	269.96	424.26	444.43	419.12	4,784.72
TAXES & INSURANCE													
Sales Tax	73.26	73.92	72.20	83.61	121.53	67.16	68.23	60.72	92.28	41.75	77.17	69.82	901.65
Total	73.26	73.92	72.20	83.61	121.53	67.16	68.23	60.72	92.28	41.75	77.17	69.82	901.65
OPERATING EXPENSES													
Maintenance Labor	234.00	0.00	0.00	0.00	-50.00	136.00	268.12	0.00	1,165.28	413.95	578.86	62.24	2,808.45
Interior Painting	0.00	0.00	0.00	0.00	0.00	610.00	0.00	0.00	0.00	0.00	690.00	690.00	1,990.00
Tub/ Tile/ Countertop Resurfacing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	442.00	442.00

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Cleaning	0.00	165.00	0.00	0.00	-100.00	165.00	165.00	165.00	0.00	165.00	0.00	225.00	950.00
Landscaping	100.00	100.00	100.00	100.00	0.00	200.00	100.00	100.00	350.00	0.00	200.00	100.00	1,450.00
Electrical Repair/ Parts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	239.97	0.00	239.97
Appliance repair	135.16	200.00	0.00	0.00	0.00	0.00	95.00	0.00	0.00	0.00	0.00	0.00	430.16
Glass/ screens/ blinds	0.00	0.00	0.00	0.00	-50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-50.00
Hardware	349.57	50.04	0.00	509.86	0.00	1,350.37	130.86	0.00	243.42	0.00	345.33	0.00	2,979.45
Misc Maint Assistance	120.00	300.00	60.00	210.00	300.00	630.00	180.00	0.00	0.00	0.00	0.00	0.00	1,800.00
Grounds Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
Plumbing Repair/ Parts	0.00	290.00	0.00	150.00	140.00	0.00	0.00	160.00	0.00	0.00	0.00	1,528.59	2,268.59
Total **OPERATING EXPENSES**	938.73	1,105.04	160.00	969.86	240.00	3,091.37	938.98	425.00	1,758.70	578.95	2,054.16	3,197.83	15,458.62
UTILITIES													
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	172.23	149.32	0.00	52.48	0.00	66.51	440.54
Water/ Sewer	205.57	32.10	45.55	188.96	85.92	0.00	191.68	39.69	50.80	76.83	71.33	246.81	1,235.24
Trash	138.12	140.88	140.88	0.00	281.76	4.02	0.00	140.88	140.88	140.88	40.88	0.00	1,169.18
Total **UTILITIES**	343.69	172.98	186.43	188.96	367.68	4.02	363.91	329.89	191.68	270.19	112.21	313.32	2,844.96
Total Operating Expense	1,752.18	1,777.08	812.49	1,801.36	1,053.87	3,543.03	1,660.29	1,273.82	2,312.62	1,315.15	2,687.97	4,000.09	23,989.95
NOI - Net Operating Income	1,712.18	1,499.95	3,006.12	3,665.98	2,416.77	-430.73	1,115.43	2,996.29	-376.45	2,301.20	156.56	-8.17	18,055.13
Other Income & Expense													
Other													

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Expense													
CAPITAL EXPENSES													
Gate / Fence Installation	0.00	0.00	0.00	0.00	0.00	48.35	0.00	0.00	0.00	0.00	0.00	0.00	48.35
Appliance Replacement/ Installation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	284.08	0.00	0.00	0.00	284.08
Total ***CAPITAL EXPENSES***	0.00	0.00	0.00	0.00	0.00	48.35	0.00	0.00	284.08	0.00	0.00	0.00	332.43
Total Other Expense	0.00	0.00	0.00	0.00	0.00	48.35	0.00	0.00	284.08	0.00	0.00	0.00	332.43
Net Other Income	0.00	0.00	0.00	0.00	0.00	-48.35	0.00	0.00	-284.08	0.00	0.00	0.00	-332.43
Total Income	3,464.36	3,277.03	3,818.61	5,467.34	3,470.64	3,112.30	2,775.72	4,270.11	1,936.17	3,616.35	2,844.53	3,991.92	42,045.08
Total Expense	1,752.18	1,777.08	812.49	1,801.36	1,053.87	3,591.38	1,660.29	1,273.82	2,596.70	1,315.15	2,687.97	4,000.09	24,322.38
Net Income	1,712.18	1,499.95	3,006.12	3,665.98	2,416.77	-479.08	1,115.43	2,996.29	-660.53	2,301.20	156.56	-8.17	17,722.70
Other Items													
Security Deposit Liability	500.00	0.00	0.00	0.00	-1,192.00	0.00	0.00	200.00	400.00	100.00	-200.00	0.00	-192.00
Refundable Pet Deposit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00
Prepaid Rent & Tax	56.26	0.00	0.00	-482.39	-1,501.09	940.59	-940.59	46.65	0.00	-596.62	1,562.39	-966.39	-1,881.19
Bad debt recovery	0.00	0.00	0.00	0.00	0.00	-191.99	0.00	0.00	0.00	0.00	0.00	0.00	-191.99

Cash Flow - 12 Month

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
Owner Draw	-2,690.00	-2,210.00	-2,200.00	-2,310.00	-3,665.00	-800.00	0.00	-870.00	-3,395.00	0.00	-1,000.00	0.00	-19,140.00
Net Other Items	-2,133.74	-2,210.00	-2,200.00	-2,792.39	-6,358.09	-51.40	-940.59	-423.35	-2,995.00	-496.62	362.39	-966.39	-21,205.18
Cash Flow	-421.56	-710.05	806.12	873.59	-3,941.32	-530.48	174.84	2,572.94	-3,655.53	1,804.58	518.95	-974.56	-3,482.48
Beginning Cash	5,514.18	5,092.62	4,382.57	5,188.69	6,062.28	2,120.96	1,590.48	1,765.32	4,338.26	682.73	2,487.31	3,006.26	5,514.18
Beginning Cash + Cash Flow	5,092.62	4,382.57	5,188.69	6,062.28	2,120.96	1,590.48	1,765.32	4,338.26	682.73	2,487.31	3,006.26	2,031.70	2,031.70
Actual Ending Cash	5,092.62	4,382.57	5,188.69	6,062.28	2,120.96	1,590.48	1,765.32	4,338.26	682.73	2,487.31	3,006.26	2,031.70	2,031.70

General Ledger

Properties: 822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020

Created By: All

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 12/01/2023 to 12/31/2023

Accounting Basis: Cash

Show Reversed Transactions: No

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1000 - Cash in Bank - Operating								
Starting Balance							3,006.26	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Favian Cruz	CC receipt	C60D-BFA0	1,095.00		4,101.26	December 2023
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Favian Cruz	CC receipt	C60D-BFA0	25.18		4,126.44	December 2023
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Favian Cruz	CC receipt	C60D-BFA0	25.00		4,151.44	December 2023
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Favian Cruz	CC receipt	C60D-BFA0	25.00		4,176.44	December 2023
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/07/2023	PNC Hours Account	Payment	Transfer		62.24	4,114.20	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/07/2023	APS	Check	3099		66.51	4,047.69	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/08/2023	Charlette M. Edwards	CC receipt	43B1-5C00	869.19		4,916.88	December 2023
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/08/2023	Charlette M. Edwards	CC receipt	43B1-5C00	20.58		4,937.46	December 2023
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/08/2023	Charlette M. Edwards	CC receipt	43B1-5C00	25.00		4,962.46	December 2023
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/08/2023	Arizona Department of Revenue	Payment	1		61.82	4,900.64	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Apartments Resurfacing, LLC	eCheck	AB68-7D6E		442.00	4,458.64	
822 E Carol Ave -	12/11/2023	Desert Paint LLC	eCheck	AB67-6172		690.00	3,768.64	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
822 E Carol Ave Phoenix, AZ 85020								
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	TotalTech Express Arizona	eCheck	AB63-E38A		1,528.59	2,240.05	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Platinum Landscaping and Maintenance LLC	eCheck	AB7B-88DC		150.00	2,090.05	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Rodriguez Yard Service	eCheck	AB81-8C6E		100.00	1,990.05	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Sparkling Solutions LLC	eCheck	AB7D-4DAC		225.00	1,765.05	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Sundial Real Estate LC	eCheck	AB6F-4662		6.00	1,759.05	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Sundial Real Estate LC	eCheck	AB6F-4662		5.60	1,753.45	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/21/2023	Sundial Real Estate LC	eCheck	8089-679A		0.31	1,753.14	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/21/2023	Sundial Real Estate LC	eCheck	8089-679A		0.21	1,752.93	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/21/2023	Sundial Real Estate LC	eCheck	8089-679A		7.81	1,745.12	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/27/2023	Arizona Department of Revenue	Payment	1		8.00	1,737.12	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/28/2023	City Of Phoenix (water)	Check	3139		246.81	1,490.31	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/29/2023	Sundial Real Estate LC	eCheck	9B40-7AE6		399.19	1,091.12	Management Fees for 12/2023
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/30/2023	Ricardo I. Hernandez	eCheck receipt	5CEE-A570	940.58		2,031.70	Online Payment
Net Change							-974.56	
					3,025.53	4,000.09	2,031.70	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
2010 - Security Deposit Liability								
Starting Balance							-2,200.00	
Net Change							0.00	
					0.00	0.00	-2,200.00	
2011 - Refundable Pet Deposit								
Starting Balance							-200.00	
Net Change							0.00	
					0.00	0.00	-200.00	
2020 - Security Deposit Clearing								
Starting Balance							-200.00	
Net Change							0.00	
					0.00	0.00	-200.00	
2030 - Prepaid Rent & Tax								
Starting Balance							-1,906.97	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Adriana R. Ornelas	Receipt		895.00		-1,011.97	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Adriana R. Ornelas	Receipt		20.58		-991.39	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Adriana R. Ornelas	Receipt		25.00		-966.39	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Ricardo I. Hernandez	Receipt		895.00		-71.39	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Ricardo I. Hernandez	Receipt		20.58		-50.81	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Ricardo I. Hernandez	Receipt		25.00		-25.81	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Charlette M. Edwards	Receipt		25.81		0.00	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/30/2023	Ricardo I. Hernandez	eCheck receipt	5CEE-A570		940.58	-940.58	Online Payment
Net Change							966.39	
					1,906.97	940.58	-940.58	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
3000 - Retained Earnings								
Starting Balance							200.00	
Net Change							0.00	
					0.00	0.00	200.00	
3005 - Bad debt recovery								
Starting Balance							926.67	
Net Change							0.00	
					0.00	0.00	926.67	
3010 - Owner Draw								
Starting Balance							122,485.00	
Net Change							0.00	
					0.00	0.00	122,485.00	
3020 - Owner Contribution of Capital								
Starting Balance							-25,998.78	
Net Change							0.00	
					0.00	0.00	-25,998.78	
4000 - Rent/Lease Income								
Starting Balance							-33,614.23	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Adriana R. Ornelas	Receipt			895.00	-34,509.23	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Ricardo I. Hernandez	Receipt			895.00	-35,404.23	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Charlette M. Edwards	Receipt			25.81	-35,430.04	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Favian Cruz	CC receipt	C60D-BFA0		1,095.00	-36,525.04	December 2023
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/08/2023	Charlette M. Edwards	CC receipt	43B1-5C00		869.19	-37,394.23	December 2023
Net Change							-3,780.00	
					0.00	3,780.00	-37,394.23	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
4003 - Sales Tax								
Starting Balance							-782.33	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Adriana R. Ornelas	Receipt			20.58	-802.91	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Ricardo I. Hernandez	Receipt			20.58	-823.49	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Favian Cruz	CC receipt	C60D-BFA0		25.18	-848.67	December 2023
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/08/2023	Charlette M. Edwards	CC receipt	43B1-5C00		20.58	-869.25	December 2023
Net Change							-86.92	
					0.00	86.92	-869.25	
4006 - Lease buyout fee								
Starting Balance							-1,648.73	
Net Change							0.00	
					0.00	0.00	-1,648.73	
4010 - Security Deposit Forfeit Income								
Starting Balance							-400.00	
Net Change							0.00	
					0.00	0.00	-400.00	
4016 - Pet rent								
Starting Balance							-80.64	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Favian Cruz	CC receipt	C60D-BFA0		25.00	-105.64	December 2023
Net Change							-25.00	
					0.00	25.00	-105.64	
4030 - Application Fee								
Starting Balance							-270.00	
Net Change							0.00	
					0.00	0.00	-270.00	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
4100 - Late Fee Income								
Starting Balance							-305.00	
Net Change							0.00	
					0.00	0.00	-305.00	
4142 - Certified mail charges								
Starting Balance							-20.00	
Net Change							0.00	
					0.00	0.00	-20.00	
4180 - Water Utility Income								
Starting Balance							-932.23	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Adriana R. Ornelas	Receipt			25.00	-957.23	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Ricardo I. Hernandez	Receipt			25.00	-982.23	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2023	Favian Cruz	CC receipt	C60D-BFA0		25.00	-1,007.23	December 2023
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/08/2023	Charlette M. Edwards	CC receipt	43B1-5C00		25.00	-1,032.23	December 2023
Net Change							-100.00	
					0.00	100.00	-1,032.23	
5003 - MCC (Maint. Contact Ctr)								
Starting Balance							66.00	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Sundial Real Estate LC	eCheck	AB6F-4662	6.00		72.00	
Net Change							6.00	
					6.00	0.00	72.00	
5008 - Management Fees								
Starting Balance							3,809.31	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/29/2023	Sundial Real Estate LC	eCheck	9B40-7AE6	399.19		4,208.50	Management Fees for 12/2023
Net Change							399.19	
					399.19	0.00	4,208.50	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5009 - On-line Monthly Fee								
Starting Balance							125.60	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Sundial Real Estate LC	eCheck	AB6F-4662	5.60		131.20	
Net Change							5.60	
					5.60	0.00	131.20	
5011 - Advertising/Newspaper ads								
Starting Balance							48.34	
Net Change							0.00	
					0.00	0.00	48.34	
5012 - Credit reports								
Starting Balance							268.00	
Net Change							0.00	
					0.00	0.00	268.00	
5014 - Office supplies								
Starting Balance							-6.37	
Net Change							0.00	
					0.00	0.00	-6.37	
5020 - Postage								
Starting Balance							54.72	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/21/2023	Sundial Real Estate LC	eCheck	8089-679A	0.31		55.03	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/21/2023	Sundial Real Estate LC	eCheck	8089-679A	0.21		55.24	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/21/2023	Sundial Real Estate LC	eCheck	8089-679A	7.81		63.05	
Net Change							8.33	
					8.33	0.00	63.05	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5031 - Maintenance Labor								
Starting Balance							2,746.21	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/07/2023	PNC Hours Account	Payment	Transfer	62.24		2,808.45	
Net Change							62.24	
					62.24	0.00	2,808.45	
5102 - Sales Tax								
Starting Balance							831.83	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/08/2023	Arizona Department of Revenue	Payment	1	61.82		893.65	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/27/2023	Arizona Department of Revenue	Payment	1	8.00		901.65	
Net Change							69.82	
					69.82	0.00	901.65	
5200 - Interior Painting								
Starting Balance							1,300.00	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Desert Paint LLC	eCheck	AB67-6172	690.00		1,990.00	
Net Change							690.00	
					690.00	0.00	1,990.00	
5202 - Tub/Tile/Countertop Resurfacing								
Starting Balance							0.00	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Apartments Resurfacing, LLC	eCheck	AB68-7D6E	442.00		442.00	
Net Change							442.00	
					442.00	0.00	442.00	
5203 - Cleaning								
Starting Balance							725.00	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Sparkling Solutions LLC	eCheck	AB7D-4DAC	225.00		950.00	
Net Change							225.00	
					225.00	0.00	950.00	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5208 - Landscaping								
Starting Balance							1,350.00	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Rodriguez Yard Service	eCheck	AB81-8C6E	100.00		1,450.00	
Net Change							100.00	
					100.00	0.00	1,450.00	
5209 - Electrical Repair/Parts								
Starting Balance							239.97	
Net Change							0.00	
					0.00	0.00	239.97	
5210 - Appliance repair								
Starting Balance							430.16	
Net Change							0.00	
					0.00	0.00	430.16	
5211 - Glass/screens/blinds								
Starting Balance							-50.00	
Net Change							0.00	
					0.00	0.00	-50.00	
5212 - Hardware								
Starting Balance							2,979.45	
Net Change							0.00	
					0.00	0.00	2,979.45	
5214 - Misc Maint Assistance								
Starting Balance							1,800.00	
Net Change							0.00	
					0.00	0.00	1,800.00	
5220 - Grounds Maintenance								
Starting Balance							0.00	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	Platinum Landscaping and Maintenance LLC	eCheck	AB7B-88DC	150.00		150.00	
Net Change							150.00	
					150.00	0.00	150.00	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5250 - Plumbing Repair/Parts								
Starting Balance							740.00	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/11/2023	TotalTech Express Arizona	eCheck	AB63-E38A	1,528.59		2,268.59	
Net Change							1,528.59	
					1,528.59	0.00	2,268.59	
5300 - Electricity								
Starting Balance							374.03	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/07/2023	APS	Check	3099	66.51		440.54	
Net Change							66.51	
					66.51	0.00	440.54	
5301 - Water/Sewer								
Starting Balance							988.43	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/28/2023	City Of Phoenix (water)	Check	3139	246.81		1,235.24	
Net Change							246.81	
					246.81	0.00	1,235.24	
5303 - Trash								
Starting Balance							1,169.18	
Net Change							0.00	
					0.00	0.00	1,169.18	
7984 - Gate / Fence Installation								
Starting Balance							48.35	
Net Change							0.00	
					0.00	0.00	48.35	
7995 - Appliance Replacement/Installation								
Starting Balance							284.08	
Net Change							0.00	
					0.00	0.00	284.08	
Total					8,932.59	8,932.59	78,381.31	

Check Register Detail

Property: 822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020

Bank Accounts: All

Payees: All

Date Range: 12/01/2023 - 12/31/2023

Include Voided Payments: No

Show ACH Payments Only: No

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
4-plex (PNC)	PNC Hours Account	Transfer	Y	Period Ending 12/3/2023	12/07/2023	1,088.73					
							822 E Carol Ave	5031	Maintenance Labor	62.24	
4-plex (PNC)	APS	3099	Y	2370763584	12/07/2023	66.51					
							822 E Carol Ave	5300	Electricity	66.51	
4-plex (PNC)	Apartments Resurfacing, LLC	AB68-7D6E	Y	101589	12/11/2023	442.00					
							822 E Carol Ave	5202	Tub/Tile/Countertop Resurfacing	442.00	
4-plex (PNC)	Desert Paint LLC	AB67-6172	Y	1403, 1425	12/11/2023	1,180.00					
							822 E Carol Ave	5200	Interior Painting	690.00	
4-plex (PNC)	TotalTech Express Arizona	AB63-E38A	Y	120115, 120566, 120632, 120601, 120725	12/11/2023	3,180.59					
							822 E Carol Ave	5250	Plumbing Repair/Parts	1,528.59	
4-plex (PNC)	Platinum Landscaping and Maintenance LLC	AB7B-88DC	Y	339997, 539972, 539969, 539968, 339981, 339983, 339982	12/11/2023	2,210.00					
							822 E Carol Ave	5220	Grounds Maintenance	150.00	
4-plex (PNC)	Rodriguez Yard Service	AB81-8C6E	Y	6287, 6279, 6274, 6268, 6286, 6278, 6275, 6270, 6265, 6276	12/11/2023	895.00					
							822 E Carol Ave	5208	Landscaping	100.00	

Check Register Detail

	Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
	4-plex (PNC)	Sparkling Solutions LLC	AB7D-4DAC	Y	S12032023-22, S11132023-13	12/11/2023	390.00					
								822 E Carol Ave	5203	Cleaning	225.00	
	4-plex (PNC)	Sundial Real Estate LC	AB6F-4662	Y	online monthly fee, Online Monthly Fees, On-line Monthly Fee, online fee, On-line fee, On-line Fee, Online Fee, on line fee, Online Monthly Fee, MCC, monthly online fee, Air Filters	12/11/2023	387.30					
								822 E Carol Ave	5003	MCC (Maint. Contact Ctr)	6.00	December 2023 - Maint Contact Center
	4-plex (PNC)	Arizona Department of Revenue	1	Y	21345767	12/08/2023	61.82	822 E Carol Ave	5009	On-line Monthly Fee	5.60	December 2023
								822 E Carol Ave	5102	Sales Tax	61.82	
	4-plex (PNC)	Sundial Real Estate LC	8089-679A	Y	Postage	12/21/2023	251.52					
								822 E Carol Ave	5020	Postage	0.31	
								822 E Carol Ave	5020	Postage	0.21	
								822 E Carol Ave	5020	Postage	7.81	
	4-plex (PNC)	Arizona Department of Revenue	1	Y	21345767	12/27/2023	8.00					
								822 E Carol Ave	5102	Sales Tax	8.00	
	4-plex (PNC)	City Of Phoenix (water)	3139		2851897898	12/28/2023	246.81					
								822 E Carol Ave	5301	Water/Sewer	246.81	
	4-plex (PNC)	Sundial Real	9B40-7AE6			12/29/2023	19,106.24					

Check Register Detail

	Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Estate LC												
								822 E Carol Ave	5008	Management Fees	399.19	Management Fees for 12/2023
Total							29,514.52					

Rent Roll

Properties: 822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020

Units: Active

As of: 12/31/2023

Include Non-Revenue Units: No

Unit	Rent Ready	BD/BA	Tenant	Status	Market Rent	Rent	Deposit	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020													
01	Yes	1/1.00	Adriana R. Ornelas	Current	895.00	895.00	500.00	01/31/2024	01/24/2023		0.00	0	1
02	Yes	1/1.00	Charlette M. Edwards	Current	895.00	895.00	500.00	10/31/2024	11/20/2023		0.00	0	0
03	Yes	1/1.00	Ricardo I. Hernandez	Current	895.00	895.00	500.00	10/31/2024	11/01/2023		-940.58	0	0
04	Yes	2/1.00	Favian Cruz	Current	1,095.00	1,095.00	900.00	07/31/2024	08/25/2023		0.00	0	0
4 Units				100.0% Occupied	3,780.00	3,780.00	2,400.00				-940.58	0	1
Total 4 Units				100.0% Occupied	3,780.00	3,780.00	2,400.00				-940.58	0	1

**SUNDIAL REAL ESTATE****Sundial Real Estate LC**

263 W 3rd Place

Mesa, AZ 85201

Phone - (480) 966-2170

Fax - (480) 969-4006

To:**Apartments Resurfacing, LLC**

1515 W. Deer Valley Rd. #C103

Phoenix, AZ 85027

Office - (602) 468-0739

Fax - (602) 955-6188

Work Order #

67620-1

Status**Assigned****Created On**

11/07/2023

Estimate Requested On

--

Estimate Amount

--

Estimated On

--

Scheduled On

--

Completed On

--

Permission to Enter

N/A

Job Site822 E Carol Ave - 02
822 E Carol Ave - 02
Phoenix, AZ 85020**Pet(s)**

--

Maintenance Limit

\$200.00

Tenant(s)*No Current Tenant***Tenant Availability**

Date	Time
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Description

Bathtub needs resurfaced.

Lockbox code 1403.

Property Notes

Manager Ross

Send any estimates for this property to Ross@sundialaz.com

Created By: Ross Fraser

Technician's Notes:

Authorized By: _____

Signed By: _____

Dated By: _____

Invoice #: _____

**SUNDIAL REAL ESTATE****Sundial Real Estate LC**

263 W 3rd Place
Mesa, AZ 85201
Phone - (480) 966-2170
Fax - (480) 969-4006

To:**TotalTech Express Arizona**

402 West Gemini Dr.
Tempe, AZ 85283
Office - (480) 326-4507
Mobile - (480) 434-5906
Mobile - (480) 273-1667
Mobile - (480) 689-0191
Mobile - (480) 298-7572

Work Order #	65808-1
Status	Assigned
Created On	09/30/2023
Estimate Requested On	--
Estimate Amount	--
Estimated On	--
Scheduled On	--
Completed On	--
Tenant(s) Notified	--
Permission to Enter	Yes
Job Site	822 E Carol Ave - 01 822 E Carol Ave - 01 Phoenix, AZ 85020
Pet(s)	--
Maintenance Limit	\$200.00

Tenant(s)

Adriana R. Ornelas	Mobile - (602) 297-7749	ornelasadriana27@icloud.com
Delores J. Ornelas	Mobile - (907) 723-6816	deloresimboden@icloud.com

Tenant Availability

Date	Time
--	--

Description

Resident Update 10/02/2023: My bedroom closet is flooding from my water heater I need someone out here today please

Resident Update 09/30/2023: Floor is soaked

Water heater leaking

Tenant number (602) 297-7749
Tenant marked as urgent.

Resident Submitted Details

Issue: Water Heater

Active leak	Active leak
Containable leak	Yes
Sparking or smoking	No
Hot water	Yes
Magnitude of leak	Flowing
Type of water heater	Electric

Property Notes

Manager Ross
Send any estimates for this property to Ross@sundialaz.com

Details

Account	Statement Description	Amount
5250: Plumbing Repair/Parts	--	0.00
Total:		0.00

Authorized By: _____

Signed By: _____

Dated By: _____

Invoice #: _____

Technician's Notes: