Sundial Real Estate LC

263 W 3rd Place
Mesa, AZ 85201

Period: 01 Dec 2024-31 Dec 2024
Property Manager: Hannah Ralph

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 12/01/2024			888.98
12/01/2024	Ricardo I. Hernandez	eCheck receipt	1479-1B40	03 - Rent/Lease Income - December 2024	895.00		1,783.98
12/01/2024	Ricardo I. Hernandez	eCheck receipt	1479-1B40	03 - Sales Tax - December 2024	20.58		1,804.56
12/01/2024	Ricardo I. Hernandez	eCheck receipt	1479-1B40	03 - Water Utility Income - December 2024	25.00		1,829.56
12/02/2024	Charity E. Goseyun	CC receipt	0814-0BA0	01 - Rent/Lease Income - December 2024	895.00		2,724.56
12/02/2024	Charity E. Goseyun	CC receipt	0814-0BA0	01 - Sales Tax - December 2024	20.59		2,745.15
12/02/2024	Charity E. Goseyun	CC receipt	0814-0BA0	01 - Water Utility Income - December 2024	25.00		2,770.15
12/02/2024	822 E Carol LLC	eCheck	9D05-7390	Owner Draw - Owner payment for 12/2024		850.00	1,920.15
12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80	02 - Rent/Lease Income - December 2024	895.00		2,815.15
12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80	02 - Sales Tax - December 2024	20.59		2,835.74
12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80	02 - Water Utility Income - December 2024	25.00		2,860.74
12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80	02 - Liability to Landlord Insurance - Insurance Charges - December 2024 - Liability to Landlord Insurance	10.50		2,871.24
12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80	02 - Liability to Landlord Insurance Admin Fees - December 2024 - Admin Fee - Liability to Landlord Insurance	4.50		2,875.74
12/03/2024	APS	Check	4023	04 - Electricity		88.48	2,787.26
12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0	04 - Rent/Lease Income - December 2024	1,095.00		3,882.26
12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0	04 - Sales Tax - December 2024	25.18		3,907.44
12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0	04 - Water Utility Income - December 2024	25.00		3,932.44
12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0	04 - Liability to Landlord Insurance - Insurance Charges - December 2024 - Liability to Landlord Insurance	10.50		3,942.94

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0	04 - Liability to Landlord Insurance Admin Fees - December 2024 - Admin Fee - Liability to Landlord Insurance	4.50		3,947.44
12/09/2024	PNC Hours Account	eCheck	DF16-9910	Maintenance Labor		290.24	3,657.20
12/10/2024	Platinum Landscaping and Maintenance LLC	eCheck	8A25-0010	Landscaping		300.00	3,357.20
12/10/2024	Jesus Rodriguez	eCheck	8A30-3810	Landscaping		100.00	3,257.20
12/10/2024	Sundial Real Estate LC	eCheck	8A08-2880	Postage		1.61	3,255.59
12/10/2024	Sundial Real Estate LC	eCheck	8A08-2880	MCC (Maint. Contact Ctr) - December 2024 - MCC (Maint Contact Cntr)		6.00	3,249.59
12/10/2024	Sundial Real Estate LC	eCheck	8A08-2880	On-line Monthly Fee - December 2024 - On-line Monthly Fee		5.60	3,243.99
12/12/2024	Arizona Department of Revenue	Payment	1	Sales Tax		86.94	3,157.05
12/20/2024	City Of Phoenix (water)	Check	4076	Trash		143.68	3,013.37
12/20/2024	City Of Phoenix (water)	Check	4076	Water/Sewer		167.28	2,846.09
12/20/2024	Sundial Real Estate LC	eCheck	46A7-C990	04 - Application Expense		80.00	2,766.09
12/31/2024	PNC Hours Account	eCheck	66E3-4B00	Maintenance Labor		43.50	2,722.59
				Ending Cash Balance			2,722.59
Total					**3,996.94**	**2,163.33**	

Bills Due

Due Date	Payee	Description	Unpaid
12/17/2024	TotalTech Arizona LLC	03 - Plumbing Repair/Parts	195.00
12/26/2024	TotalTech Arizona LLC	03 - Plumbing Repair/Parts	195.00
12/26/2024	APS	04 - Electricity	110.47
12/30/2024	Sundial Real Estate LC	Postage	0.23
12/30/2024	Sundial Real Estate LC	Postage	0.34
12/31/2024	Pacheco, Hector	04 - Appliance repair	160.00
12/31/2024	Rodriguez, Jesus	Landscaping	100.00
Total			**761.04**

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: 12/01/2024 to 12/31/2024

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	94.57	38,234.97	90.97
Sales Tax	86.94	2.18	876.45	2.09
Lease buyout fee	0.00	0.00	1,410.87	3.36
Liability to Landlord Insurance - Insurance Charges	21.00	0.53	21.00	0.05
Pet rent	0.00	0.00	175.00	0.42
Application Income	0.00	0.00	270.00	0.64
Late Fee Income	0.00	0.00	25.00	0.06
Water Utility Income	100.00	2.50	1,004.15	2.39
Liability to Landlord Insurance Admin Fees	9.00	0.23	13.50	0.03
Total Operating Income	**3,996.94**	**100.00**	**42,030.94**	**100.00**
Expense				
****ADMINISTRATIVE EXP****				
MCC (Maint. Contact Ctr)	6.00	0.15	72.00	0.17
Management Fees	0.00	0.00	3,802.93	9.05
On-line Monthly Fee	5.60	0.14	67.20	0.16
Advertising/ Newspaper ads	0.00	0.00	29.37	0.07
Application Expense	80.00	2.00	184.00	0.44
Office supplies	0.00	0.00	16.74	0.04
Postage	1.61	0.04	89.71	0.21
Total **ADMINISTRATIVE EXP**	**93.21**	**2.33**	**4,261.95**	**10.14**
****TAXES & INSURANCE****				
Sales Tax	86.94	2.18	917.05	2.18
Total **TAXES & INSURANCE**	**86.94**	**2.18**	**917.05**	**2.18**
****OPERATING EXPENSES****				
Maintenance Labor	333.74	8.35	3,835.17	9.12
Interior Painting	0.00	0.00	2,950.00	7.02
Tub/Tile/Countertop Resurfacing	0.00	0.00	471.00	1.12
Cleaning	0.00	0.00	595.00	1.42
HVAC repair	0.00	0.00	955.00	2.27

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Landscaping	400.00	10.01	1,500.00	3.57
Appliance repair	0.00	0.00	335.00	0.80
Hardware	0.00	0.00	1,145.72	2.73
Exterminating	0.00	0.00	455.00	1.08
Grounds Maintenance	0.00	0.00	205.00	0.49
Plumbing Repair/ Parts	0.00	0.00	1,838.00	4.37
Total **OPERATING EXPENSES**	**733.74**	**18.36**	**14,284.89**	**33.99**
****UTILITIES****				
Electricity	88.48	2.21	967.87	2.30
Water/Sewer	167.28	4.19	1,730.37	4.12
Trash	143.68	3.59	1,436.80	3.42
Total **UTILITIES**	**399.44**	**9.99**	**4,135.04**	**9.84**
Total Operating Expense	**1,313.33**	**32.86**	**23,598.93**	**56.15**
NOI - Net Operating Income	**2,683.61**	**67.14**	**18,432.01**	**43.85**
Other Income & Expense				
Other Expense				
*****CAPITAL EXPENSES*****				
HVAC Replacement	0.00	0.00	5,000.00	11.90
Appliance Replacement/ Installation	0.00	0.00	1,075.54	2.56
Total ***CAPITAL EXPENSES***	**0.00**	**0.00**	**6,075.54**	**14.45**
Total Other Expense	**0.00**	**0.00**	**6,075.54**	**14.45**
Net Other Income	**0.00**	**0.00**	**-6,075.54**	**-14.45**
Total Income	3,996.94	100.00	42,030.94	100.00
Total Expense	1,313.33	32.86	29,674.47	70.60
Net Income	**2,683.61**	**67.14**	**12,356.47**	**29.40**
Other Items				
Security Deposit Liability	0.00		400.00	
Refundable Pet Deposit	0.00		-200.00	
Prepaid Rent & Tax	950.00		9.42	
Owner Draw	-850.00		-10,925.00	
Net Other Items	**100.00**		**-10,715.58**	
Cash Flow	**2,783.61**		**1,640.89**	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	888.98		2,031.70	
Beginning Cash + Cash Flow	3,672.59		3,672.59	
Actual Ending Cash	3,672.59		3,672.59	

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 2024 to Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
Rent/ Lease Income	2,885.00	2,115.81	2,885.00	1,990.00	3,213.16	3,780.00	3,780.00	2,685.00	3,561.00	3,780.00	3,780.00	3,780.00	38,234.97
Sales Tax	66.34	45.76	66.34	45.76	73.89	86.94	86.94	61.76	81.90	86.94	86.94	86.94	876.45
Lease buyout fee	0.00	0.00	0.00	1,410.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,410.87
Liability to Landlord Insurance - Insurance Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.00	21.00
Pet rent	25.00	25.00	25.00	25.00	25.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	175.00
Application Income	0.00	0.00	60.00	30.00	30.00	0.00	0.00	60.00	90.00	0.00	0.00	0.00	270.00
Late Fee Income	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
Water Utility Income	75.00	50.00	75.00	50.00	84.16	100.00	100.00	75.00	94.99	100.00	100.00	100.00	1,004.15
Liability to Landlord Insurance Admin Fees	0.00	0.00	0.00	0.00	0.00	0.00	4.50	0.00	0.00	0.00	0.00	9.00	13.50
Total Operating	**3,051.34**	**2,261.57**	**3,111.34**	**3,551.63**	**3,426.21**	**3,991.94**	**3,996.44**	**2,881.76**	**3,827.89**	**3,966.94**	**3,966.94**	**3,996.94**	**42,030.94**

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Income													
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	305.13	226.16	0.00	311.13	697.78	399.19	399.19	285.18	385.79	396.69	396.69	0.00	3,802.93
On-line Monthly Fee	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	67.20
Advertising/ Newspaper ads	0.00	0.00	0.00	6.19	11.88	5.94	0.00	0.00	0.00	5.36	0.00	0.00	29.37
Application Expense	0.00	0.00	0.00	40.00	32.00	32.00	0.00	0.00	0.00	0.00	0.00	80.00	184.00
Office supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.74	0.00	0.00	0.00	0.00	16.74
Postage	8.65	0.00	26.67	34.31	0.00	1.06	1.73	10.08	0.95	1.72	2.93	1.61	89.71
Total **ADMINISTRATIVE EXP**	**325.38**	**237.76**	**38.27**	**403.23**	**753.26**	**449.79**	**412.52**	**323.60**	**398.34**	**415.37**	**411.22**	**93.21**	**4,261.95**
****TAXES & INSURANCE****													
Sales Tax	87.52	66.93	49.81	66.93	78.80	74.48	87.52	87.52	61.76	81.90	86.94	86.94	917.05
Total **TAXES & INSURANCE**	**87.52**	**66.93**	**49.81**	**66.93**	**78.80**	**74.48**	**87.52**	**87.52**	**61.76**	**81.90**	**86.94**	**86.94**	**917.05**
****OPERATING EXPENSES****													
Maintenance Labor	83.62	201.84	483.01	1,249.28	121.13	391.43	0.00	441.96	33.16	496.00	0.00	333.74	3,835.17
Interior Painting	0.00	0.00	0.00	500.00	800.00	0.00	0.00	0.00	0.00	0.00	1,650.00	0.00	2,950.00
Tub/ Tile/	0.00	0.00	0.00	50.00	421.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	471.00

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Countertop Resurfacing													
Cleaning	0.00	0.00	0.00	165.00	265.00	0.00	0.00	165.00	0.00	0.00	0.00	0.00	595.00
HVAC repair	0.00	0.00	0.00	0.00	795.00	160.00	0.00	0.00	0.00	0.00	0.00	0.00	955.00
Landscaping	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	400.00	1,500.00
Appliance repair	0.00	0.00	40.00	95.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	335.00
Hardware	0.00	14.07	219.04	494.26	90.75	83.30	0.00	65.49	145.48	0.00	33.33	0.00	1,145.72
Exterminating	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00	0.00	330.00	0.00	0.00	455.00
Grounds Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	205.00	0.00	205.00
Plumbing Repair/ Parts	1,057.00	201.00	0.00	0.00	0.00	0.00	0.00	420.00	0.00	0.00	160.00	0.00	1,838.00
Total **OPERATING EXPENSES**	**1,240.62**	**516.91**	**842.05**	**2,653.54**	**2,592.88**	**934.73**	**225.00**	**1,192.45**	**278.64**	**926.00**	**2,148.33**	**733.74**	**14,284.89**
****UTILITIES****													
Electricity	268.18	0.00	237.75	38.23	46.07	0.00	0.00	0.00	10.48	149.05	129.63	88.48	967.87
Water/ Sewer	81.81	76.99	215.34	63.68	195.50	125.40	0.00	322.33	153.12	167.42	161.50	167.28	1,730.37
Trash	143.68	143.68	0.00	143.68	0.00	143.68	0.00	287.36	143.68	143.68	143.68	143.68	1,436.80
Total **UTILITIES**	**493.67**	**220.67**	**453.09**	**245.59**	**241.57**	**269.08**	**0.00**	**609.69**	**307.28**	**460.15**	**434.81**	**399.44**	**4,135.04**
Total Operating Expense	**2,147.19**	**1,042.27**	**1,383.22**	**3,369.29**	**3,666.51**	**1,728.08**	**725.04**	**2,213.26**	**1,046.02**	**1,883.42**	**3,081.30**	**1,313.33**	**23,598.93**
NOI - Net Operating Income	**904.15**	**1,219.30**	**1,728.12**	**182.34**	**-240.30**	**2,263.86**	**3,271.40**	**668.50**	**2,781.87**	**2,083.52**	**885.64**	**2,683.61**	**18,432.01**

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Other Income & Expense													
Other Expense													
*****CAPITAL EXPENSES*****													
HVAC Replacement	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	1,000.00	1,000.00	0.00	0.00	0.00	5,000.00
Appliance Replacement/ Installation	360.74	0.00	347.40	0.00	367.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,075.54
Total ***CAPITAL EXPENSES***	**360.74**	**0.00**	**347.40**	**0.00**	**367.40**	**0.00**	**3,000.00**	**1,000.00**	**1,000.00**	**0.00**	**0.00**	**0.00**	**6,075.54**
Total Other Expense	**360.74**	**0.00**	**347.40**	**0.00**	**367.40**	**0.00**	**3,000.00**	**1,000.00**	**1,000.00**	**0.00**	**0.00**	**0.00**	**6,075.54**
Net Other Income	**-360.74**	**0.00**	**-347.40**	**0.00**	**-367.40**	**0.00**	**-3,000.00**	**-1,000.00**	**-1,000.00**	**0.00**	**0.00**	**0.00**	**-6,075.54**
Total Income	3,051.34	2,261.57	3,111.34	3,551.63	3,426.21	3,991.94	3,996.44	2,881.76	3,827.89	3,966.94	3,966.94	3,996.94	42,030.94
Total Expense	2,507.93	1,042.27	1,730.62	3,369.29	4,033.91	1,728.08	3,725.04	3,213.26	2,046.02	1,883.42	3,081.30	1,313.33	29,674.47
Net Income	**543.41**	**1,219.30**	**1,380.72**	**182.34**	**-607.70**	**2,263.86**	**271.40**	**-331.50**	**1,781.87**	**2,083.52**	**885.64**	**2,683.61**	**12,356.47**
Other Items													
Security Deposit Liability	0.00	-500.00	0.00	-100.00	1,000.00	0.00	0.00	-700.00	700.00	0.00	0.00	0.00	400.00
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	1,170.18	1,181.27	-940.58	-2,351.45	1,881.18	-0.01	-940.59	955.59	3.87	-959.46	-940.58	950.00	9.42

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Owner Draw	-1,090.00	-575.00	-720.00	-1,345.00	0.00	-475.00	-2,260.00	0.00	0.00	-1,525.00	-2,085.00	-850.00	-10,925.00
Net Other Items	**80.18**	**106.27**	**-1,660.58**	**-3,796.45**	**2,881.18**	**-475.01**	**-3,200.59**	**55.59**	**703.87**	**-2,484.46**	**-3,025.58**	**100.00**	**-10,715.58**
Cash Flow	**623.59**	**1,325.57**	**-279.86**	**-3,614.11**	**2,273.48**	**1,788.85**	**-2,929.19**	**-275.91**	**2,485.74**	**-400.94**	**-2,139.94**	**2,783.61**	**1,640.89**
Beginning Cash	**2,031.70**	**2,655.29**	**3,980.86**	**3,701.00**	**86.89**	**2,360.37**	**4,149.22**	**1,220.03**	**944.12**	**3,429.86**	**3,028.92**	**888.98**	**2,031.70**
Beginning Cash + Cash Flow	**2,655.29**	**3,980.86**	**3,701.00**	**86.89**	**2,360.37**	**4,149.22**	**1,220.03**	**944.12**	**3,429.86**	**3,028.92**	**888.98**	**3,672.59**	**3,672.59**
Actual Ending Cash	**2,655.29**	**3,980.86**	**3,701.00**	**86.89**	**2,360.37**	**4,149.22**	**1,220.03**	**944.12**	**3,429.86**	**3,028.92**	**888.98**	**3,672.59**	**3,672.59**

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: 12/01/2024 to 12/31/2024
Accounting Basis: Cash
Show Reversed Transactions: No

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
1000 - Cash in Bank - Operating								
							888.98 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2024	Ricardo I. Hernandez	eCheck receipt	1479-1B40	895.00		1,783.98	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2024	Ricardo I. Hernandez	eCheck receipt	1479-1B40	20.58		1,804.56	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2024	Ricardo I. Hernandez	eCheck receipt	1479-1B40	25.00		1,829.56	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/02/2024	Charity E. Goseyun	CC receipt	0814-0BA0	895.00		2,724.56	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/02/2024	Charity E. Goseyun	CC receipt	0814-0BA0	20.59		2,745.15	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/02/2024	Charity E. Goseyun	CC receipt	0814-0BA0	25.00		2,770.15	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/02/2024	822 E Carol LLC	eCheck	9D05-7390		850.00	1,920.15	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80	895.00		2,815.15	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80	20.59		2,835.74	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80	25.00		2,860.74	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80	10.50		2,871.24	December 2024 - Liability to Landlord Insurance

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80	4.50		2,875.74	December 2024 - Admin Fee - Liability to Landlord Insurance
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	APS	Check	4023		88.48	2,787.26	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0	1,095.00		3,882.26	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0	25.18		3,907.44	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0	25.00		3,932.44	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0	10.50		3,942.94	December 2024 - Liability to Landlord Insurance
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0	4.50		3,947.44	December 2024 - Admin Fee - Liability to Landlord Insurance
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/09/2024	PNC Hours Account	eCheck	DF16-9910		290.24	3,657.20	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/10/2024	Platinum Landscaping and Maintenance LLC	eCheck	8A25-0010		300.00	3,357.20	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/10/2024	Jesus Rodriguez	eCheck	8A30-3810		100.00	3,257.20	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/10/2024	Sundial Real Estate LC	eCheck	8A08-2880		6.00	3,251.20	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/10/2024	Sundial Real Estate LC	eCheck	8A08-2880		5.60	3,245.60	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/10/2024	Sundial Real Estate LC	eCheck	8A08-2880		1.61	3,243.99	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/12/2024	Arizona Department of Revenue	Payment	1		86.94	3,157.05	
822 E Carol Ave -	12/20/2024	City Of Phoenix	Check	4076		143.68	3,013.37	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
822 E Carol Ave Phoenix, AZ 85020		(water)						
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/20/2024	City Of Phoenix (water)	Check	4076		167.28	2,846.09	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/20/2024	Sundial Real Estate LC	eCheck	46A7-C990		80.00	2,766.09	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/31/2024	Ricardo I. Hernandez	eCheck receipt	7AC6-7DE0	950.00		3,716.09	Online Payment
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/31/2024	PNC Hours Account	eCheck	66E3-4B00		43.50	3,672.59	
							2,783.61 Net Change	
					4,946.94	**2,163.33**	**3,672.59**	

2010 - Security Deposit Liability

							-2,600.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**-2,600.00**	

2020 - Security Deposit Clearing

							-200.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**-200.00**	

2030 - Prepaid Rent & Tax

							0.00 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/31/2024	Ricardo I. Hernandez	eCheck receipt	7AC6-7DE0		950.00	-950.00	Online Payment
							-950.00 Net Change	
					0.00	**950.00**	**-950.00**	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
3000 - Retained Earnings								
							200.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**200.00**	
3005 - Bad debt recovery								
							926.67 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**926.67**	
3010 - Owner Draw								
							132,560.00 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/02/2024	822 E Carol LLC	eCheck	9D05-7390	850.00		133,410.00	
							850.00 Net Change	
					850.00	**0.00**	**133,410.00**	
3020 - Owner Contribution of Capital								
							-25,998.78 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**-25,998.78**	
4000 - Rent/Lease Income								
							-34,454.97 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2024	Ricardo I. Hernandez	eCheck receipt	1479-1B40		895.00	-35,349.97	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/02/2024	Charity E. Goseyun	CC receipt	0814-0BA0		895.00	-36,244.97	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80		895.00	-37,139.97	December 2024

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0		1,095.00	-38,234.97	December 2024
							-3,780.00 Net Change	
					0.00	3,780.00	-38,234.97	

4003 - Sales Tax

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							-789.51 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2024	Ricardo I. Hernandez	eCheck receipt	1479-1B40		20.58	-810.09	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/02/2024	Charity E. Goseyun	CC receipt	0814-0BA0		20.59	-830.68	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80		20.59	-851.27	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0		25.18	-876.45	December 2024
							-86.94 Net Change	
					0.00	86.94	-876.45	

4006 - Lease buyout fee

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							-1,410.87 Starting Balance	
							0.00 Net Change	
					0.00	0.00	-1,410.87	

4009 - Liability to Landlord Insurance - Insurance Charges

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							0.00 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80		10.50	-10.50	December 2024 - Liability to Landlord Insurance

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0		10.50	-21.00	December 2024 - Liability to Landlord Insurance
							-21.00 Net Change	
					0.00	**21.00**	**-21.00**	

4016 - Pet rent

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							-175.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**-175.00**	

4030 - Application Income

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							-270.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**-270.00**	

4100 - Late Fee Income

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							-25.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**-25.00**	

4180 - Water Utility Income

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							-904.15 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/01/2024	Ricardo I. Hernandez	eCheck receipt	1479-1B40		25.00	-929.15	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/02/2024	Charity E. Goseyun	CC receipt	0814-0BA0		25.00	-954.15	December 2024
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80		25.00	-979.15	December 2024

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0		25.00	-1,004.15	December 2024
							-100.00 Net Change	
					0.00	**100.00**	**-1,004.15**	

4450 - Liability to Landlord Insurance Admin Fees

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							-4.50 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	Joseph D. Boeck	CC receipt	DEB8-4C80		4.50	-9.00	December 2024 - Admin Fee - Liability to Landlord Insurance
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/06/2024	Maria E. Gonzales	CC receipt	D1DB-ACF0		4.50	-13.50	December 2024 - Admin Fee - Liability to Landlord Insurance
							-9.00 Net Change	
					0.00	**9.00**	**-13.50**	

5003 - MCC (Maint. Contact Ctr)

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							66.00 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/10/2024	Sundial Real Estate LC	eCheck	8A08-2880	6.00		72.00	
							6.00 Net Change	
					6.00	**0.00**	**72.00**	

5008 - Management Fees

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							3,802.93 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**3,802.93**	

5009 - On-line Monthly Fee

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							61.60 Starting Balance	
822 E Carol Ave - 822 E Carol Ave	12/10/2024	Sundial Real Estate LC	eCheck	8A08-2880	5.60		67.20	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Phoenix, AZ 85020								
							5.60 Net Change	
					5.60	**0.00**	**67.20**	

5011 - Advertising/Newspaper ads

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							29.37 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**29.37**	

5012 - Application Expense

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							104.00 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/20/2024	Sundial Real Estate LC	eCheck	46A7-C990	80.00		184.00	
							80.00 Net Change	
					80.00	**0.00**	**184.00**	

5014 - Office supplies

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							16.74 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**16.74**	

5020 - Postage

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							88.10 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/10/2024	Sundial Real Estate LC	eCheck	8A08-2880	1.61		89.71	
							1.61 Net Change	
					1.61	**0.00**	**89.71**	

5031 - Maintenance Labor

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							3,501.43 Starting Balance	
822 E Carol Ave -	12/09/2024	PNC Hours Account	eCheck	DF16-9910	290.24		3,791.67	

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	12/31/2024	PNC Hours Account	eCheck	66E3-4B00	43.50		3,835.17	
							333.74 Net Change	
					333.74	**0.00**	**3,835.17**	

5102 - Sales Tax

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							830.11 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/12/2024	Arizona Department of Revenue	Payment	1	86.94		917.05	
							86.94 Net Change	
					86.94	**0.00**	**917.05**	

5200 - Interior Painting

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							2,950.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**2,950.00**	

5202 - Tub/Tile/Countertop Resurfacing

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							471.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**471.00**	

5203 - Cleaning

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							595.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**595.00**	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5207 - HVAC repair								
							955.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**955.00**	
5208 - Landscaping								
							1,100.00 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/10/2024	Platinum Landscaping and Maintenance LLC	eCheck	8A25-0010	300.00		1,400.00	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/10/2024	Jesus Rodriguez	eCheck	8A30-3810	100.00		1,500.00	
							400.00 Net Change	
					400.00	**0.00**	**1,500.00**	
5210 - Appliance repair								
							335.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**335.00**	
5212 - Hardware								
							1,145.72 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**1,145.72**	
5217 - Exterminating								
							455.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**455.00**	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5220 - Grounds Maintenance								
							205.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**205.00**	
5250 - Plumbing Repair/Parts								
							1,838.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**1,838.00**	
5300 - Electricity								
							879.39 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/03/2024	APS	Check	4023	88.48		967.87	
							88.48 Net Change	
					88.48	**0.00**	**967.87**	
5301 - Water/Sewer								
							1,563.09 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/20/2024	City Of Phoenix (water)	Check	4076	167.28		1,730.37	
							167.28 Net Change	
					167.28	**0.00**	**1,730.37**	

General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
5303 - Trash								
							1,293.12 Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	12/20/2024	City Of Phoenix (water)	Check	4076	143.68		1,436.80	
							143.68 Net Change	
					143.68	**0.00**	**1,436.80**	
7991 - HVAC Replacement								
							5,000.00 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**5,000.00**	
7995 - Appliance Replacement/Installation								
							1,075.54 Starting Balance	
							0.00 Net Change	
					0.00	**0.00**	**1,075.54**	
Total					**7,110.27**	**7,110.27**	**96,104.01**	

Check Register Detail

Property: 822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020
Bank Accounts: All
Payees: All
Date Range: 12/01/2024 - 12/31/2024
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)	822 E Carol LLC	9D05-7390	Y		12/02/2024	850.00					
								822 E Carol Ave	3010	Owner Draw	850.00	Owner payment for 12/2024
	4-plex (PNC)	APS	4023	Y	5035134812	12/03/2024	88.48					
								822 E Carol Ave	5300	Electricity	88.48	
	4-plex (PNC)	PNC Hours Account	DF16-9910	Y	Period Ending 12/01/2024	12/09/2024	290.24					
								822 E Carol Ave	5031	Maintenance Labor	290.24	
	4-plex (PNC)	Platinum Landscaping and Maintenance LLC	8A25-0010	Y	244343 - balance due, 244338, 792568, 792565, 792559, 792558, 803246, 803242, 803233	12/10/2024	6,540.00					
								822 E Carol Ave	5208	Landscaping	300.00	
	4-plex (PNC)	Jesus Rodriguez	8A30-3810	Y	6569, 6571, 6564, 6570, 6565, 6566, 6554, 6552, 6568, 6548	12/10/2024	1,595.00					
								822 E Carol Ave	5208	Landscaping	100.00	
	4-plex (PNC)	Sundial Real Estate LC	8A08-2880	Y	121265501 - 1846, Postage, On-line Monthly Fee, Online Monthly Fees, on-line fee, MCC (Maint Contact Cntr), Online Monthly Fee, On-line monthly fee, MCC	12/10/2024	955.93					
								822 E Carol Ave	5020	Postage	1.61	
								822 E Carol	5003	MCC (Maint.	6.00	December

Check Register Detail

	Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
								Ave		Contact Ctr)		2024 - MCC (Maint Contact Cntr)
								822 E Carol Ave	5009	On-line Monthly Fee	5.60	December 2024 - On-line Monthly Fee
	4-plex (PNC)	Arizona Department of Revenue	1	Y	21345767	12/12/2024	86.94					
								822 E Carol Ave	5102	Sales Tax	86.94	
	4-plex (PNC)	City Of Phoenix (water)	4076	Y	2851897898	12/20/2024	310.96					
								822 E Carol Ave	5303	Trash	143.68	
								822 E Carol Ave	5301	Water/Sewer	167.28	
	4-plex (PNC)	Sundial Real Estate LC	46A7-C990	Y	WF - Screening Report - 08091011, San Juan - Screening - 08091011, MB - Screening - 08091011, 323 - Screening - 08091011, 3438 - Screening - 08091011, 3610 - Screening - 08091011, 3838 - Screening - 08091011, 4108 - Screening - 08091011, 736 - Screening -	12/20/2024	1,324.00					
								822 E Carol Ave	5012	Application Expense	80.00	
	4-plex (PNC)	PNC Hours Account	66E3-4B00		Period Ending 12/29/2024	12/31/2024	2,901.50					
								822 E Carol Ave	5031	Maintenance Labor	43.50	
Total							**14,943.05**					

Rent Roll

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

Units: Active

As of: 12/31/2024

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	Charity E. Goseyun	Current	895.00	895.00	700.00	05/31/2025	05/20/2024		0.00	0	0
02	Yes	1/1.00	Joseph D. Boeck	Current	895.00	895.00	700.00	04/30/2025	05/01/2024		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		-950.00	0	0
04	Yes	2/1.00	Maria E. Gonzales	Current	1,095.00	1,095.00	700.00	08/31/2025	09/06/2024		0.00	0	0
4 Units				**100.0% Occupied**	**3,780.00**	**3,780.00**	**2,600.00**				**-950.00**	**0**	**0**
Total 4 Units				**100.0% Occupied**	**3,780.00**	**3,780.00**	**2,600.00**				**-950.00**	**0**	**0**