

1128 East Greenway Street  
Mesa, AZ 85203

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 11/01/2025			956.51
11/01/2025	Charity E. Goseyun	Receipt		01 - Rent/Lease Income	895.00		1,851.51
11/01/2025	Charity E. Goseyun	Receipt		01 - Water Utility Income	25.00		1,876.51
11/01/2025	Tanner L. Case	Receipt		02 - Water Utility Income	3.33		1,879.84
11/01/2025	822 E Carol LLC	eCheck receipt	DC25-C100	Owner Contribution of Capital - Owner Contribution	6,287.24		8,167.08
11/01/2025	Tanner L. Case	CC receipt	5CAC-C560	02 - Water Utility Income - November 2025	21.67		8,188.75
11/01/2025	Tanner L. Case	CC receipt	5CAC-C560	02 - Rent/Lease Income - November 2025	400.00		8,588.75
11/03/2025	Tanner L. Case	Receipt		02 - Rent/Lease Income	795.00		9,383.75
11/08/2025	Ricardo I. Hernandez	eCheck receipt	5ACF-D000	04 - Rent/Lease Income - October 2025	15.00		9,398.75
11/10/2025	Hours Clearing Account	eCheck	E452-1600	Maintenance Labor		408.21	8,990.54
11/10/2025	Hours Clearing Account	eCheck	E452-1600	Maintenance Labor		148.00	8,842.54
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	02 - Advertising/Newspaper ads		6.00	8,836.54
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	04 - Advertising/Newspaper ads		6.00	8,830.54
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	Postage		0.74	8,829.80
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	04 - Postage		0.74	8,829.06
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	03 - Postage		0.74	8,828.32
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	Postage		0.74	8,827.58
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	04 - Postage		0.74	8,826.84
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	Postage		12.74	8,814.10
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	02 - Postage		12.74	8,801.36

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance	
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	Postage		0.74	8,800.62	
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	MCC (Maint. Contact Ctr) - November 2025 - MCC (Maint Contact Cntr)		7.40	8,793.22	
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	On-line Monthly Fee - November 2025 - On-line Monthly Fee		5.88	8,787.34	
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	Postage		0.74	8,786.60	
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	04 - Postage		0.74	8,785.86	
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	04 - Postage		0.37	8,785.49	
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	02 - Postage		0.37	8,785.12	
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	Postage		0.74	8,784.38	
11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	Postage		0.24	8,784.14	
11/25/2025	Sundial Real Estate LC	eCheck	CEDD-73C0	Management Fees - Management Fees for 10/2025		45.00	8,739.14	
11/25/2025	Sundial Real Estate LC	eCheck	CEDD-73C0	Management Fees - Management Fees for 11/2025		215.50	8,523.64	
11/27/2025	Ricardo I. Hernandez	eCheck receipt	CEC4-C630	04 - Rent/Lease Income	460.00		8,983.64	
11/27/2025	Ricardo I. Hernandez	eCheck receipt	CEC4-C630	04 - Water Utility Income	25.00		9,008.64	
Ending Cash Balance								9,008.64
<b>Total</b>					<b>8,927.24</b>	<b>875.11</b>		

## Bills Due

Due Date	Payee	Description	Unpaid
11/15/2025	City Of Phoenix (water)	Trash	146.56
11/15/2025	City Of Phoenix (water)	Water/Sewer	262.30
<b>Total</b>			<b>408.86</b>

## 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: 11/01/2025 to 11/30/2025

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Rent/Lease Income	2,540.00	96.21	32,179.94	93.16
Sales Tax	0.00	0.00	31.96	0.09
Lease buyout fee	0.00	0.00	685.00	1.98
Liability to Landlord Insurance - Insurance Charges	0.00	0.00	-21.00	-0.06
Application Income	0.00	0.00	90.00	0.26
NSF Fee Income	0.00	0.00	50.00	0.14
Maint & Repairs Income	0.00	0.00	500.00	1.45
Electricity Utility Income	0.00	0.00	201.62	0.58
Water Utility Income	100.00	3.79	833.33	2.41
Liability to Landlord Insurance Admin Fees	0.00	0.00	-9.00	-0.03
<b>Total Operating Income</b>	<b>2,640.00</b>	<b>100.00</b>	<b>34,541.85</b>	<b>100.00</b>
<b>Expense</b>				
<b>**ADMINISTRATIVE EXP**</b>				
MCC (Maint. Contact Ctr)	7.40	0.28	81.40	0.24
Management Fees	260.50	9.87	3,755.38	10.87
On-line Monthly Fee	5.88	0.22	64.68	0.19
Advertising/ Newspaper ads	12.00	0.45	12.00	0.03
Office supplies	0.00	0.00	11.91	0.03
Legal fees	0.00	0.00	190.00	0.55
Postage	33.12	1.25	70.97	0.21
<b>Total **ADMINISTRATIVE EXP**</b>	<b>318.90</b>	<b>12.08</b>	<b>4,186.34</b>	<b>12.12</b>
<b>**TAXES &amp; INSURANCE**</b>				
Sales Tax	0.00	0.00	86.94	0.25
<b>Total **TAXES &amp; INSURANCE**</b>	<b>0.00</b>	<b>0.00</b>	<b>86.94</b>	<b>0.25</b>
<b>**OPERATING EXPENSES**</b>				
Maintenance Labor	556.21	21.07	3,171.85	9.18
Trash Out	0.00	0.00	550.00	1.59
Interior Painting	0.00	0.00	1,040.00	3.01
Painting Supplies	0.00	0.00	140.80	0.41

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Tub/Tile/Countertop Resurfacing	0.00	0.00	1,164.15	3.37
Cleaning	0.00	0.00	800.00	2.32
HVAC repair	0.00	0.00	8,069.95	23.36
Landscaping	0.00	0.00	1,400.00	4.05
Electrical Repair/ Parts	0.00	0.00	200.00	0.58
Appliance repair	0.00	0.00	160.00	0.46
Glass/screens/blinds	0.00	0.00	219.98	0.64
Hardware	0.00	0.00	1,553.27	4.50
Doors - Garage, Sliding, Interior, Closet	0.00	0.00	-200.00	-0.58
Plumbing Repair/ Parts	0.00	0.00	1,876.50	5.43
Lockbox/Air Filters/ Keys	0.00	0.00	5.00	0.01
<b>Total **OPERATING EXPENSES**</b>	<b>556.21</b>	<b>21.07</b>	<b>20,151.50</b>	<b>58.34</b>
<b>**UTILITIES**</b>				
Electricity	0.00	0.00	2,353.66	6.81
Water/Sewer	0.00	0.00	2,175.81	6.30
Trash	0.00	0.00	1,319.04	3.82
<b>Total **UTILITIES**</b>	<b>0.00</b>	<b>0.00</b>	<b>5,848.51</b>	<b>16.93</b>
<b>Total Operating Expense</b>	<b>875.11</b>	<b>33.15</b>	<b>30,273.29</b>	<b>87.64</b>
<b>NOI - Net Operating Income</b>	<b>1,764.89</b>	<b>66.85</b>	<b>4,268.56</b>	<b>12.36</b>
Total Income	2,640.00	100.00	34,541.85	100.00
Total Expense	875.11	33.15	30,273.29	87.64
<b>Net Income</b>	<b>1,764.89</b>	<b>66.85</b>	<b>4,268.56</b>	<b>12.36</b>
<b>Other Items</b>				
Security Deposit Liability	500.00		-700.00	
Security Deposit Clearing	-500.00		0.00	
Prepaid Rent & Tax	41.67		117.20	
Bad debt recovery	0.00		-604.75	
Owner Draw	0.00		-8,465.00	
Owner Contribution of Capital	6,287.24		11,787.24	
<b>Net Other Items</b>	<b>6,328.91</b>		<b>2,134.69</b>	
<b>Cash Flow</b>	<b>8,093.80</b>		<b>6,403.25</b>	
<b>Beginning Cash</b>	<b>1,982.04</b>		<b>3,672.59</b>	
<b>Beginning Cash + Cash</b>	<b>10,075.84</b>		<b>10,075.84</b>	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Flow</b>				
Actual Ending Cash		10,075.84		10,075.84

## 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 2025 to Nov 2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
<b>Operating Income &amp; Expense</b>												
<b>Income</b>												
Rent/ Lease Income	2,915.00	2,915.00	3,615.00	3,240.12	2,915.00	3,719.82	2,915.00	3,315.00	1,820.00	2,270.00	2,540.00	32,179.94
Sales Tax	0.00	0.00	0.00	15.98	0.00	15.98	0.00	0.00	0.00	0.00	0.00	31.96
Lease buyout fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	685.00	0.00	0.00	685.00
Liability to Landlord Insurance - Insurance Charges	-21.00	0.00	0.00	0.00	0.00	31.50	10.50	10.50	-52.50	0.00	0.00	-21.00
Application Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	30.00	0.00	0.00	90.00
NSF Fee Income	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Maint & Repairs Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	500.00
Electricity Utility Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	201.62	0.00	201.62
Water Utility Income	75.00	75.00	75.00	75.00	75.00	75.00	75.00	86.66	50.00	71.67	100.00	833.33
Liability to Landlord Insurance	-9.00	0.00	0.00	0.00	0.00	13.50	4.50	4.50	-22.50	0.00	0.00	-9.00

## Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
Admin Fees												
<b>Total Operating Income</b>	<b>2,960.00</b>	<b>2,990.00</b>	<b>3,690.00</b>	<b>3,381.10</b>	<b>2,990.00</b>	<b>3,855.80</b>	<b>3,005.00</b>	<b>3,476.66</b>	<b>3,010.00</b>	<b>2,543.29</b>	<b>2,640.00</b>	<b>34,541.85</b>
<b>Expense</b>												
<b>**ADMINISTRATIVE EXP**</b>												
MCC (Maint. Contact Ctr)	7.40	7.40	7.40	7.40	7.40	7.40	7.40	7.40	7.40	7.40	7.40	81.40
Management Fees	695.69	299.00	369.00	338.11	299.00	0.00	0.00	1,026.25	258.50	209.33	260.50	3,755.38
On-line Monthly Fee	5.88	5.88	5.88	5.88	5.88	5.88	5.88	5.88	5.88	5.88	5.88	64.68
Advertising/ Newspaper ads	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	12.00
Office supplies	0.00	0.00	0.00	0.00	1.74	0.00	0.00	10.17	0.00	0.00	0.00	11.91
Legal fees	0.00	0.00	0.00	190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00
Postage	18.73	0.23	10.42	0.00	0.57	1.95	2.42	1.66	1.87	0.00	33.12	70.97
<b>Total **ADMINISTRATIVE EXP**</b>	<b>727.70</b>	<b>312.51</b>	<b>392.70</b>	<b>541.39</b>	<b>314.59</b>	<b>15.23</b>	<b>15.70</b>	<b>1,051.36</b>	<b>273.65</b>	<b>222.61</b>	<b>318.90</b>	<b>4,186.34</b>
<b>**TAXES &amp; INSURANCE**</b>												
Sales Tax	86.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86.94
<b>Total **TAXES &amp; INSURANCE**</b>	<b>86.94</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>86.94</b>
<b>**OPERATING EXPENSES**</b>												
Maintenance Labor	63.49	32.08	571.56	361.20	445.91	0.00	233.42	408.21	0.00	499.77	556.21	3,171.85
Trash	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	550.00

## Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
Out												
Interior Painting	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	540.00	0.00	1,040.00
Painting Supplies	0.00	0.00	140.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.80
Tub/ Tile/ Countertop Resurfacing	0.00	0.00	0.00	0.00	644.15	0.00	0.00	0.00	0.00	520.00	0.00	1,164.15
Cleaning	0.00	0.00	225.00	0.00	185.00	0.00	0.00	0.00	0.00	390.00	0.00	800.00
HVAC repair	695.00	0.00	0.00	890.00	0.00	0.00	3,139.95	0.00	3,050.00	295.00	0.00	8,069.95
Landscaping	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	500.00	0.00	1,400.00
Electrical Repair/ Parts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00
Appliance repair	160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00
Glass/ screens/ blinds	0.00	0.00	219.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	219.98
Hardware	40.58	0.00	203.63	37.75	116.95	169.11	42.54	166.85	535.95	239.91	0.00	1,553.27
Doors - Garage, Sliding, Interior, Closet	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-200.00	0.00	0.00	-200.00
Plumbing Repair/ Parts	390.00	0.00	0.00	200.00	0.00	150.00	1,136.50	0.00	0.00	0.00	0.00	1,876.50
Lockbox/ Air Filters/ Keys	0.00	0.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00
<b>Total</b>	<b>1,449.07</b>	<b>132.08</b>	<b>1,460.97</b>	<b>2,088.95</b>	<b>1,492.01</b>	<b>419.11</b>	<b>4,657.41</b>	<b>875.06</b>	<b>3,485.95</b>	<b>3,534.68</b>	<b>556.21</b>	<b>20,151.50</b>
<b>**OPERATING EXPENSES**</b>												
<b>**UTILITIES**</b>												
Electricity	110.47	282.06	0.00	106.07	109.89	212.80	324.99	484.85	460.40	262.13	0.00	2,353.66
Water/ Sewer	167.28	156.72	156.34	182.58	182.58	201.40	262.69	0.00	624.44	241.78	0.00	2,175.81
Trash	146.56	146.56	146.56	146.56	146.56	146.56	146.56	0.00	146.56	146.56	0.00	1,319.04

## Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
<b>Total **UTILITIES**</b>	424.31	585.34	302.90	435.21	439.03	560.76	734.24	484.85	1,231.40	650.47	0.00	5,848.51
<b>Total Operating Expense</b>	2,688.02	1,029.93	2,156.57	3,065.55	2,245.63	995.10	5,407.35	2,411.27	4,991.00	4,407.76	875.11	30,273.29
<b>NOI - Net Operating Income</b>	271.98	1,960.07	1,533.43	315.55	744.37	2,860.70	-2,402.35	1,065.39	-1,981.00	-1,864.47	1,764.89	4,268.56
Total Income	2,960.00	2,990.00	3,690.00	3,381.10	2,990.00	3,855.80	3,005.00	3,476.66	3,010.00	2,543.29	2,640.00	34,541.85
Total Expense	2,688.02	1,029.93	2,156.57	3,065.55	2,245.63	995.10	5,407.35	2,411.27	4,991.00	4,407.76	875.11	30,273.29
<b>Net Income</b>	271.98	1,960.07	1,533.43	315.55	744.37	2,860.70	-2,402.35	1,065.39	-1,981.00	-1,864.47	1,764.89	4,268.56
<b>Other Items</b>												
Security Deposit Liability	0.00	0.00	-700.00	0.00	0.00	0.00	0.00	700.00	-1,400.00	200.00	500.00	-700.00
Security Deposit Clearing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	-500.00	0.00
Prepaid Rent & Tax	1,105.00	0.00	-2,055.00	950.00	-950.00	988.80	63.40	0.00	0.00	-26.67	41.67	117.20
Bad debt recovery	0.00	0.00	0.00	-233.95	0.00	-370.80	0.00	0.00	0.00	0.00	0.00	-604.75
Owner Draw	-2,720.00	-270.00	-1,960.00	-835.00	0.00	-820.00	0.00	0.00	-1,860.00	0.00	0.00	-8,465.00
Owner Contribution of Capital	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	3,000.00	6,287.24	11,787.24
<b>Net Other Items</b>	-1,615.00	-270.00	-4,715.00	-118.95	-950.00	-202.00	63.40	700.00	-760.00	3,673.33	6,328.91	2,134.69
<b>Cash Flow</b>	-1,343.02	1,690.07	-3,181.57	196.60	-205.63	2,658.70	-2,338.95	1,765.39	-2,741.00	1,808.86	8,093.80	6,403.25

## Cash Flow - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
<b>Beginning Cash</b>	3,672.59	2,329.57	4,019.64	838.07	1,034.67	829.04	3,487.74	1,148.79	2,914.18	173.18	1,982.04	3,672.59
<b>Beginning Cash + Cash Flow</b>	2,329.57	4,019.64	838.07	1,034.67	829.04	3,487.74	1,148.79	2,914.18	173.18	1,982.04	10,075.84	10,075.84
<b>Actual Ending Cash</b>	2,329.57	4,019.64	838.07	1,034.67	829.04	3,487.74	1,148.79	2,914.18	173.18	1,982.04	10,075.84	10,075.84

## 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:** 11/01/2025 to 11/30/2025

**Accounting Basis:** Cash

**Show Reversed Transactions:** No

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							1,982.04	
							Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	822 E Carol LLC	eCheck receipt	DC25-C100	6,287.24		8,269.28	Owner Contribution
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	Tanner L. Case	CC receipt	5CAC-C560	21.67		8,290.95	November 2025
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	Tanner L. Case	CC receipt	5CAC-C560	400.00		8,690.95	November 2025
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	Tanner L. Case	CC receipt	5CAC-C560	795.00		9,485.95	Online Payment
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/08/2025	Ricardo I. Hernandez	eCheck receipt	5ACF-D000	15.00		9,500.95	October 2025
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Hours Clearing Account	eCheck	E452-1600		408.21	9,092.74	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Hours Clearing Account	eCheck	E452-1600		148.00	8,944.74	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		7.40	8,937.34	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		5.88	8,931.46	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.74	8,930.72	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.74	8,929.98	

## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.37	8,929.61	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.37	8,929.24	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.74	8,928.50	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.24	8,928.26	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		6.00	8,922.26	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		6.00	8,916.26	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.74	8,915.52	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.74	8,914.78	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.74	8,914.04	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.74	8,913.30	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.74	8,912.56	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		12.74	8,899.82	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		12.74	8,887.08	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0		0.74	8,886.34	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/25/2025	Sundial Real Estate LC	eCheck	CEDD-73C0		45.00	8,841.34	Management Fees for 10/2025

## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/25/2025	Sundial Real Estate LC	eCheck	CEDD-73C0		215.50	8,625.84	Management Fees for 11/2025
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/27/2025	Ricardo I. Hernandez	eCheck receipt	CEC4-C630	460.00		9,085.84	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/27/2025	Ricardo I. Hernandez	eCheck receipt	CEC4-C630	25.00		9,110.84	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/27/2025	Ricardo I. Hernandez	eCheck receipt	CEC4-C630	965.00		10,075.84	Online Payment
							8,093.80	Net Change
					<b>8,968.91</b>	<b>875.11</b>	<b>10,075.84</b>	

### 2010 - Security Deposit Liability

							-1,400.00	Starting Balance
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/24/2025	Ricardo I. Hernandez	Receipt			500.00	-1,900.00	
							-500.00	Net Change
					<b>0.00</b>	<b>500.00</b>	<b>-1,900.00</b>	

### 2020 - Security Deposit Clearing

							-700.00	Starting Balance
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/24/2025	Ricardo I. Hernandez	Receipt		500.00		-200.00	
							500.00	Net Change
					<b>500.00</b>	<b>0.00</b>	<b>-200.00</b>	

### 2030 - Prepaid Rent & Tax

							-1,025.53	Starting Balance
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	Charity E. Goseyun	Receipt		895.00		-130.53	
822 E Carol Ave - 822 E Carol Ave	11/01/2025	Charity E. Goseyun	Receipt		25.00		-105.53	

## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Phoenix, AZ 85020								
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	Tanner L. Case	Receipt		3.33		-102.20	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	Tanner L. Case	CC receipt	5CAC-C560		795.00	-897.20	Online Payment
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/03/2025	Tanner L. Case	Receipt		795.00		-102.20	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/27/2025	Ricardo I. Hernandez	eCheck receipt	CEC4-C630		965.00	-1,067.20	Online Payment
							-41.67	Net Change
					<b>1,718.33</b>	<b>1,760.00</b>	<b>-1,067.20</b>	

### 3000 - Retained Earnings

							200.00	Starting Balance
							0.00	Net Change
					<b>0.00</b>	<b>0.00</b>	<b>200.00</b>	

### 3005 - Bad debt recovery

							1,531.42	Starting Balance
							0.00	Net Change
					<b>0.00</b>	<b>0.00</b>	<b>1,531.42</b>	

### 3010 - Owner Draw

							141,875.00	Starting Balance
							0.00	Net Change
					<b>0.00</b>	<b>0.00</b>	<b>141,875.00</b>	

### 3020 - Owner Contribution of Capital

							-31,498.78	Starting Balance
822 E Carol Ave - 822 E Carol Ave	11/01/2025	822 E Carol LLC	eCheck receipt	DC25-C100		6,287.24	-37,786.02	Owner Contribution

## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
Phoenix, AZ 85020								-6,287.24
								Net Change
					0.00	6,287.24	-37,786.02	

### 4000 - Rent/Lease Income

								-29,639.94
								Starting Balance
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	Charity E. Goseyun	Receipt			895.00	-30,534.94	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	Tanner L. Case	CC receipt	5CAC-C560		400.00	-30,934.94	November 2025
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/03/2025	Tanner L. Case	Receipt			795.00	-31,729.94	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/08/2025	Ricardo I. Hernandez	eCheck receipt	5ACF-D000		15.00	-31,744.94	October 2025
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/24/2025	Ricardo I. Hernandez	Receipt			460.00	-32,204.94	October 2025
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/24/2025	Ricardo I. Hernandez	Receipt			465.00	-32,669.94	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/24/2025	Ricardo I. Hernandez	Receipt		950.00		-31,719.94	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/27/2025	Ricardo I. Hernandez	eCheck receipt	CEC4-C630		460.00	-32,179.94	
								-2,540.00
								Net Change
					950.00	3,490.00	-32,179.94	

### 4003 - Sales Tax

								-31.96
								Starting Balance
								0.00
								Net Change
					0.00	0.00	-31.96	

## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>4006 - Lease buyout fee</b>								-685.00
								Starting Balance
								0.00
								Net Change
					0.00	0.00	<b>-685.00</b>	
<b>4009 - Liability to Landlord Insurance - Insurance Charges</b>								21.00
								Starting Balance
								0.00
								Net Change
					0.00	0.00	<b>21.00</b>	
<b>4030 - Application Income</b>								-90.00
								Starting Balance
								0.00
								Net Change
					0.00	0.00	<b>-90.00</b>	
<b>4120 - NSF Fee Income</b>								-50.00
								Starting Balance
								0.00
								Net Change
					0.00	0.00	<b>-50.00</b>	
<b>4140 - Maint &amp; Repairs Income</b>								-500.00
								Starting Balance
								0.00
								Net Change
					0.00	0.00	<b>-500.00</b>	
<b>4170 - Electricity Utility Income</b>								-201.62
								Starting Balance
								0.00
								Net Change
					0.00	0.00	<b>-201.62</b>	

## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							-733.33	
							Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	Charity E. Goseyun	Receipt			25.00	-758.33	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	Tanner L. Case	Receipt			3.33	-761.66	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/01/2025	Tanner L. Case	CC receipt	5CAC-C560		21.67	-783.33	November 2025
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/24/2025	Ricardo I. Hernandez	Receipt			25.00	-808.33	November 2025
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/27/2025	Ricardo I. Hernandez	eCheck receipt	CEC4-C630		25.00	-833.33	
							-100.00	
							Net Change	
					0.00	100.00	-833.33	
<b>4450 - Liability to Landlord Insurance Admin Fees</b>								
							9.00	
							Starting Balance	
							0.00	
							Net Change	
					0.00	0.00	9.00	
<b>5003 - MCC (Maint. Contact Ctr)</b>								
							74.00	
							Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	7.40		81.40	
							7.40	
							Net Change	
					7.40	0.00	81.40	
<b>5008 - Management Fees</b>								
							3,494.88	
							Starting Balance	
822 E Carol Ave -	11/25/2025	Sundial Real Estate	eCheck	CEDD-73C0	45.00		3,539.88	Management Fees

## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
822 E Carol Ave Phoenix, AZ 85020		LC						for 10/2025
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/25/2025	Sundial Real Estate LC	eCheck	CEDD-73C0	215.50		3,755.38	Management Fees for 11/2025
							260.50	Net Change
					<b>260.50</b>	<b>0.00</b>	<b>3,755.38</b>	

### 5009 - On-line Monthly Fee

							58.80	Starting Balance
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	5.88		64.68	
							5.88	Net Change
					<b>5.88</b>	<b>0.00</b>	<b>64.68</b>	

### 5011 - Advertising/Newspaper ads

							0.00	Starting Balance
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	6.00		6.00	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	6.00		12.00	
							12.00	Net Change
					<b>12.00</b>	<b>0.00</b>	<b>12.00</b>	

### 5014 - Office supplies

							11.91	Starting Balance
							0.00	Net Change
					<b>0.00</b>	<b>0.00</b>	<b>11.91</b>	

### 5016 - Legal fees

							190.00	Starting Balance
							0.00	

## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							Net Change	
					0.00	0.00	190.00	

### 5020 - Postage

							37.85	
							Starting Balance	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.74		38.59	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.74		39.33	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.37		39.70	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.37		40.07	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.74		40.81	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.24		41.05	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.74		41.79	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.74		42.53	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.74		43.27	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.74		44.01	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.74		44.75	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	12.74		57.49	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	12.74		70.23	

## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Sundial Real Estate LC	eCheck	E457-30B0	0.74		70.97	
							33.12	Net Change
					<b>33.12</b>	<b>0.00</b>	<b>70.97</b>	

### 5031 - Maintenance Labor

							2,615.64	Starting Balance
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Hours Clearing Account	eCheck	E452-1600	408.21		3,023.85	
822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020	11/10/2025	Hours Clearing Account	eCheck	E452-1600	148.00		3,171.85	
							556.21	Net Change
					<b>556.21</b>	<b>0.00</b>	<b>3,171.85</b>	

### 5033 - Trash Out

							550.00	Starting Balance
							0.00	Net Change
					<b>0.00</b>	<b>0.00</b>	<b>550.00</b>	

### 5102 - Sales Tax

							86.94	Starting Balance
							0.00	Net Change
					<b>0.00</b>	<b>0.00</b>	<b>86.94</b>	

### 5200 - Interior Painting

							1,040.00	Starting Balance
							0.00	Net Change
					<b>0.00</b>	<b>0.00</b>	<b>1,040.00</b>	

### 5201 - Painting Supplies

							140.80	
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## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
							Starting Balance	
							0.00	
							Net Change	
					0.00	0.00	140.80	
<b>5202 - Tub/Tile/Countertop Resurfacing</b>								
							1,164.15	
							Starting Balance	
							0.00	
							Net Change	
					0.00	0.00	1,164.15	
<b>5203 - Cleaning</b>								
							800.00	
							Starting Balance	
							0.00	
							Net Change	
					0.00	0.00	800.00	
<b>5207 - HVAC repair</b>								
							8,069.95	
							Starting Balance	
							0.00	
							Net Change	
					0.00	0.00	8,069.95	
<b>5208 - Landscaping</b>								
							1,400.00	
							Starting Balance	
							0.00	
							Net Change	
					0.00	0.00	1,400.00	
<b>5209 - Electrical Repair/Parts</b>								
							200.00	
							Starting Balance	
							0.00	
							Net Change	
					0.00	0.00	200.00	

## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>5210 - Appliance repair</b>								
							160.00	Starting Balance
							0.00	Net Change
					0.00	0.00	160.00	
<b>5211 - Glass/screens/blinds</b>								
							219.98	Starting Balance
							0.00	Net Change
					0.00	0.00	219.98	
<b>5212 - Hardware</b>								
							1,553.27	Starting Balance
							0.00	Net Change
					0.00	0.00	1,553.27	
<b>5230 - Doors - Garage, Sliding, Interior, Closet</b>								
							-200.00	Starting Balance
							0.00	Net Change
					0.00	0.00	-200.00	
<b>5250 - Plumbing Repair/Parts</b>								
							1,876.50	Starting Balance
							0.00	Net Change
					0.00	0.00	1,876.50	
<b>5262 - Lockbox/Air Filters/Keys</b>								
							5.00	Starting Balance
							0.00	Net Change
					0.00	0.00	5.00	

## General Ledger

Property	Date	Payee / Payer	Type	Reference	Debit	Credit	Balance	Description
<b>5300 - Electricity</b>								
							2,353.66	Starting Balance
							0.00	Net Change
					0.00	0.00	2,353.66	
<b>5301 - Water/Sewer</b>								
							2,175.81	Starting Balance
							0.00	Net Change
					0.00	0.00	2,175.81	
<b>5303 - Trash</b>								
							1,319.04	Starting Balance
							0.00	Net Change
					0.00	0.00	1,319.04	
<b>Total</b>					<b>13,012.35</b>	<b>13,012.35</b>	<b>108,460.48</b>	

## Check Register Detail

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

**Bank Accounts:** All

**Payees:** All

**Date Range:** 11/01/2025 - 11/30/2025

**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	Hours Clearing Account	E452-1600	Y	Period Ending 10/05/2025, Period Ending 10/19/2025	11/10/2025	2,431.06					
							822 E Carol Ave	5031	Maintenance Labor	408.21	
							822 E Carol Ave	5031	Maintenance Labor	148.00	
4 Plex	Sundial Real Estate LC	E457-30B0	Y	SEPT 2025, On-line Monthly Fee, MCC (Maint Contact Cntr), Online Monthly Fees, POSTAGE OCT 2025	11/10/2025	344.18					
							822 E Carol Ave	5011	Advertising/ Newspaper ads	6.00	
							822 E Carol Ave	5011	Advertising/ Newspaper ads	6.00	
							822 E Carol Ave	5020	Postage	0.74	
							822 E Carol Ave	5020	Postage	0.74	
							822 E Carol Ave	5020	Postage	0.74	
							822 E Carol Ave	5020	Postage	0.74	
							822 E Carol Ave	5020	Postage	0.74	
							822 E Carol Ave	5020	Postage	12.74	
							822 E Carol Ave	5020	Postage	12.74	
							822 E Carol Ave	5020	Postage	0.74	
							822 E Carol	5003	MCC (Maint.	7.40	November

## 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)		2025 - MCC (Maint Contact Cntr)
							822 E Carol Ave	5009	On-line Monthly Fee	5.88	November 2025 - On-line Monthly Fee
							822 E Carol Ave	5020	Postage	0.74	
							822 E Carol Ave	5020	Postage	0.74	
							822 E Carol Ave	5020	Postage	0.37	
							822 E Carol Ave	5020	Postage	0.37	
							822 E Carol Ave	5020	Postage	0.74	
							822 E Carol Ave	5020	Postage	0.24	
4 Plex	Sundial Real Estate LC	CEDD-73C0	Y		11/25/2025	1,757.84					
							822 E Carol Ave	5008	Management Fees	45.00	Management Fees for 10/2025
							822 E Carol Ave	5008	Management Fees	215.50	Management Fees for 11/2025
<b>Total</b>						<b>4,533.08</b>					

## Rent Roll

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

**Units:** Active

**As of:** 11/30/2025

**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
<b>822 E Carol Ave - 822 E Carol Ave Phoenix, AZ 85020</b>													
01	Yes	1/1.00	Charity E. Goseyun	Current	895.00	895.00	700.00	05/31/2026	05/20/2024		0.00	0	0
02	Yes	1/1.00	Tanner L. Case	Current	895.00	795.00	700.00	10/05/2026	10/06/2025		0.00	0	0
03	No	1/1.00		Vacant-Unrented	895.00		0.00						
04	Yes	2/1.00	Ricardo I. Hernandez	Current	925.00	925.00	500.00	10/02/2026	10/03/2025		-965.00	0	0
<b>4 Units</b>				<b>75.0% Occupied</b>	<b>3,610.00</b>	<b>2,615.00</b>	<b>1,900.00</b>				<b>-965.00</b>	<b>0</b>	<b>0</b>
<b>Total 4 Units</b>				<b>75.0% Occupied</b>	<b>3,610.00</b>	<b>2,615.00</b>	<b>1,900.00</b>				<b>-965.00</b>	<b>0</b>	<b>0</b>