

263 W 3rd Place
Mesa, AZ 85201

Owner Statement



Montrose Investments LLC

221 Campana Ave
Daly City, CA 94015



Properties

Mariana 1022/1024 -
1022-1024 S. Dorsey Lane
Tempe, AZ 85281

| Date | Payee / Payer | Type | Reference | Description | Income | Expense | Balance |
|--------------|-------------------------------|----------------|-----------|---|-----------------|-----------------|----------|
| | | | | Beginning Cash Balance as of 12/01/2018 | | | 5,069.93 |
| 12/01/2018 | Shannon M. Estes | eCheck receipt | C91E-CD46 | 1 - Rent/Lease Income - December 2018 | 875.00 | | 5,944.93 |
| 12/01/2018 | Shannon M. Estes | eCheck receipt | C91E-CD46 | 1 - Sales Tax - December 2018 | 17.50 | | 5,962.43 |
| 12/03/2018 | Robert E. Gurele | eCheck receipt | 16CD-4764 | 3 - Rent/Lease Income - December 2018 | 875.00 | | 6,837.43 |
| 12/03/2018 | Robert E. Gurele | eCheck receipt | 16CD-4764 | 3 - Sales Tax - December 2018 | 17.50 | | 6,854.93 |
| 12/03/2018 | Montrose Investments LLC | Check | 7808 | Owner Draw - Owner payment for 12/2018 | | 3,100.00 | 3,754.93 |
| 12/11/2018 | Rodriguez Yard Service | Check | 7820 | Landscaping - split bill | | 70.00 | 3,684.93 |
| 12/11/2018 | Rodriguez Yard Service | Check | 7820 | Landscaping | | 70.00 | 3,614.93 |
| 12/11/2018 | Sundial Real Estate LC | Check | 7821 | 1 - On-line Monthly Fee - December 2018 | | 1.00 | 3,613.93 |
| 12/11/2018 | Sundial Real Estate LC | Check | 7821 | 2 - On-line Monthly Fee - December 2018 | | 1.00 | 3,612.93 |
| 12/11/2018 | Sundial Real Estate LC | Check | 7821 | 3 - On-line Monthly Fee - December 2018 | | 1.00 | 3,611.93 |
| 12/11/2018 | Sundial Real Estate LC | Check | 7821 | 4 - On-line Monthly Fee - December 2018 | | 1.00 | 3,610.93 |
| 12/24/2018 | Ryan S. Russell | eCheck receipt | 1A3A-E106 | 4 - Prepaid Rent & Tax - Online Payment | 867.00 | | 4,477.93 |
| 12/26/2018 | Arizona Department of Revenue | Payment | 1 | Sales Tax - Renewal | | 50.00 | 4,427.93 |
| 12/26/2018 | Sundial Real Estate LC | Check | 1 | Management Fees - Management Fees for 12/2018 | | 212.64 | 4,215.29 |
| 12/26/2018 | Sundial Real Estate LC | Payment | 1 | Postage | | 0.47 | 4,214.82 |
| 12/31/2018 | Zakkery L. Diaz | CC receipt | F3RA-FDOU | 2 - Prepaid Rent & Tax - Online Payment | 917.00 | | 5,131.82 |
| | | | | Ending Cash Balance | | | 5,131.82 |
| Total | | | | | 3,569.00 | 3,507.11 | |

Property Cash Summary

| | |
|----------------------|----------|
| Required Reserves | 0.00 |
| Prepayments | 1,784.00 |
| Work Order Estimates | 0.00 |

Cash Flow

Sundial Real Estate LC

Properties: Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281

Owned By: Montrose Investments LLC

Date Range: 12/01/2018 to 12/31/2018

Accounting Basis: Cash

Level of Detail: Detail View

| Account Name | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|--|-----------------|----------------------|---------------------|--------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| Rent/Lease Income | 3,450.00 | 96.67 | 36,925.83 | 95.74 |
| Sales Tax | 69.00 | 1.93 | 618.47 | 1.60 |
| Pet rent | 25.00 | 0.70 | 250.00 | 0.65 |
| Application Fee | 0.00 | 0.00 | 80.00 | 0.21 |
| Laundry Income | 0.00 | 0.00 | 72.65 | 0.19 |
| Late Fee Income | 0.00 | 0.00 | 195.00 | 0.51 |
| Water Utility Income | 25.00 | 0.70 | 426.56 | 1.11 |
| Total Operating Income | 3,569.00 | 100.00 | 38,568.51 | 100.00 |
| Expense | | | | |
| **ADMINISTRATIVE EXP** | | | | |
| Management Fees | 212.64 | 5.96 | 2,288.52 | 5.93 |
| On-line Monthly Fee | 4.00 | 0.11 | 48.00 | 0.12 |
| Credit reports | 0.00 | 0.00 | 77.00 | 0.20 |
| Legal fees | 0.00 | 0.00 | 483.00 | 1.25 |
| Postage | 0.47 | 0.01 | 7.96 | 0.02 |
| Total **ADMINISTRATIVE EXP** | 217.11 | 6.08 | 2,904.48 | 7.53 |
| **TAXES & INSURANCE** | | | | |
| Sales Tax | 50.00 | 1.40 | 759.39 | 1.97 |
| Total **TAXES & INSURANCE** | 50.00 | 1.40 | 759.39 | 1.97 |
| **OPERATING EXPENSES** | | | | |
| Maintenance Labor | 0.00 | 0.00 | 1,523.95 | 3.95 |
| Interior Painting | 0.00 | 0.00 | 415.00 | 1.08 |
| Painting Supplies | 0.00 | 0.00 | 208.86 | 0.54 |
| Cleaning | 0.00 | 0.00 | 300.00 | 0.78 |
| Carpet Cleaning | 0.00 | 0.00 | -90.00 | -0.23 |
| Landscaping | 140.00 | 3.92 | 900.77 | 2.34 |
| Hardware | 0.00 | 0.00 | 999.44 | 2.59 |
| Misc Maint Assistance | 0.00 | 0.00 | 351.12 | 0.91 |
| Exterminating | 0.00 | 0.00 | 352.00 | 0.91 |
| Plumbing | 0.00 | 0.00 | 564.00 | 1.46 |
| Total **OPERATING EXPENSES** | 140.00 | 3.92 | 5,525.14 | 14.33 |
| **UTILITIES** | | | | |
| Electricity | 0.00 | 0.00 | 31.58 | 0.08 |

Cash Flow

| Account Name | Selected Period | % of Selected Period | Fiscal Year To Date | % of Fiscal Year To Date |
|-------------------------------------|------------------|----------------------|---------------------|--------------------------|
| Water/Sewer | 0.00 | 0.00 | 2,344.73 | 6.08 |
| Trash | 0.00 | 0.00 | 100.00 | 0.26 |
| Total **UTILITIES** | 0.00 | 0.00 | 2,476.31 | 6.42 |
| Total Operating Expense | 407.11 | 11.41 | 11,665.32 | 30.25 |
| NOI - Net Operating Income | 3,161.89 | 88.59 | 26,903.19 | 69.75 |
| Other Income & Expense | | | | |
| Other Expense | | | | |
| ***CAPITAL EXPENSES*** | | | | |
| Carpet/Tile Replacement | 0.00 | 0.00 | 3,808.78 | 9.88 |
| appliance replacement | 0.00 | 0.00 | 266.10 | 0.69 |
| Total ***CAPITAL EXPENSES*** | 0.00 | 0.00 | 4,074.88 | 10.57 |
| Total Other Expense | 0.00 | 0.00 | 4,074.88 | 10.57 |
| Net Other Income | 0.00 | 0.00 | -4,074.88 | -10.57 |
| Total Income | 3,569.00 | 100.00 | 38,568.51 | 100.00 |
| Total Expense | 407.11 | 11.41 | 15,740.20 | 40.81 |
| Net Income | 3,161.89 | 88.59 | 22,828.31 | 59.19 |
| Other Items | | | | |
| Security Deposit Liability | 0.00 | | 400.00 | |
| Prepaid Rent & Tax | 0.00 | | 1,784.00 | |
| Owner Draw | -3,100.00 | | -21,800.00 | |
| Net Other Items | -3,100.00 | | -19,616.00 | |
| Cash Flow | 61.89 | | 3,212.31 | |
| Beginning Cash | 5,069.93 | | 1,919.51 | |
| Beginning Cash + Cash Flow | 5,131.82 | | 5,131.82 | |
| Actual Ending Cash | 5,131.82 | | 5,131.82 | |

Cash Flow - 12 Month

Sundial Real Estate LC

Properties: Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281

Owned By: Montrose Investments LLC

Period Range: Jan 2018 to Dec 2018

Accounting Basis: Cash

Level of Detail: Detail View

| Account Name | Jan 2018 | Feb 2018 | Mar 2018 | Apr 2018 | May 2018 | Jun 2018 | Jul 2018 | Aug 2018 | Sep 2018 | Oct 2018 | Nov 2018 | Dec 2018 | Total |
|---------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Operating Income & Expense | | | | | | | | | | | | | |
| Income | | | | | | | | | | | | | |
| Rent/ Lease Income | 1,956.96 | 2,449.70 | 2,828.70 | 3,379.70 | 3,500.70 | 3,634.70 | 2,575.00 | 3,208.70 | 3,041.67 | 3,450.00 | 3,450.00 | 3,450.00 | 36,925.83 |
| Sales Tax | 36.84 | 15.30 | 32.30 | 49.30 | 49.30 | 49.30 | 51.50 | 66.80 | 60.83 | 69.00 | 69.00 | 69.00 | 618.47 |
| Pet rent | 0.00 | 0.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 250.00 |
| Application Fee | 45.00 | 15.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20.00 | 0.00 | 0.00 | 0.00 | 0.00 | 80.00 |
| Laundry Income | 0.00 | 72.65 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 72.65 |
| Late Fee Income | 0.00 | 35.00 | 55.00 | 55.00 | 0.00 | 0.00 | 0.00 | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 195.00 |
| Water Utility Income | 51.56 | 25.00 | 50.00 | 50.00 | 50.00 | 50.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 426.56 |
| Total Operating Income | 2,090.36 | 2,612.65 | 2,991.00 | 3,559.00 | 3,625.00 | 3,759.00 | 2,676.50 | 3,395.50 | 3,152.50 | 3,569.00 | 3,569.00 | 3,569.00 | 38,568.51 |
| Expense | | | | | | | | | | | | | |
| **ADMINISTRATIVE EXP** | | | | | | | | | | | | | |
| Management Fees | 80.19 | 155.50 | 218.36 | 198.54 | 220.50 | 228.54 | 159.09 | 202.23 | 187.65 | 212.64 | 212.64 | 212.64 | 2,288.52 |
| On-line Monthly Fee | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 48.00 |
| Credit reports | 0.00 | 45.00 | 15.00 | 0.00 | 0.00 | 0.00 | 0.00 | 17.00 | 0.00 | 0.00 | 0.00 | 0.00 | 77.00 |

Cash Flow - 12 Month

| Account Name | Jan 2018 | Feb 2018 | Mar 2018 | Apr 2018 | May 2018 | Jun 2018 | Jul 2018 | Aug 2018 | Sep 2018 | Oct 2018 | Nov 2018 | Dec 2018 | Total |
|--|---------------|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------|
| Legal fees | 0.00 | 35.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 413.00 | 35.00 | 0.00 | 0.00 | 483.00 |
| Postage | 0.66 | 1.43 | 0.15 | 0.54 | 0.64 | 0.00 | 0.47 | 0.47 | 1.61 | 1.52 | 0.00 | 0.47 | 7.96 |
| Total **ADMINISTRATIVE EXP** | 84.85 | 240.93 | 237.51 | 203.08 | 225.14 | 232.54 | 163.56 | 223.70 | 606.26 | 253.16 | 216.64 | 217.11 | 2,904.48 |
| **TAXES & INSURANCE** | | | | | | | | | | | | | |
| Sales Tax | 169.84 | 0.00 | 0.00 | 136.00 | 0.00 | 0.00 | 243.43 | 0.00 | 0.00 | 160.12 | 0.00 | 50.00 | 759.39 |
| Total **TAXES & INSURANCE** | 169.84 | 0.00 | 0.00 | 136.00 | 0.00 | 0.00 | 243.43 | 0.00 | 0.00 | 160.12 | 0.00 | 50.00 | 759.39 |
| **OPERATING EXPENSES** | | | | | | | | | | | | | |
| Maintenance Labor | 69.24 | 605.21 | 263.10 | 178.33 | 3.40 | 0.00 | 0.00 | 305.70 | 98.97 | 0.00 | 0.00 | 0.00 | 1,523.95 |
| Interior Painting | -150.00 | 205.00 | 0.00 | 155.00 | 0.00 | 0.00 | 0.00 | 0.00 | 205.00 | 0.00 | 0.00 | 0.00 | 415.00 |
| Painting Supplies | 0.00 | 0.00 | 104.43 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 104.43 | 0.00 | 0.00 | 0.00 | 208.86 |
| Cleaning | -95.00 | 140.00 | 0.00 | 120.00 | 0.00 | 0.00 | 0.00 | 0.00 | 135.00 | 0.00 | 0.00 | 0.00 | 300.00 |
| Carpet Cleaning | -90.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -90.00 |
| Landscaping | 70.00 | 89.10 | 0.00 | 81.67 | 70.00 | 70.00 | 70.00 | 70.00 | 70.00 | 70.00 | 100.00 | 140.00 | 900.77 |
| Hardware | 302.99 | 388.15 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 292.96 | 15.34 | 0.00 | 0.00 | 0.00 | 999.44 |
| Misc Maint Assistance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 51.12 | 0.00 | 300.00 | 0.00 | 0.00 | 351.12 |
| Exterminating | 0.00 | 0.00 | 0.00 | 0.00 | 46.00 | 306.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 352.00 |
| Plumbing | 239.00 | 0.00 | 70.00 | 255.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 564.00 |
| Total **OPERATING EXPENSES** | 346.23 | 1,427.46 | 437.53 | 790.00 | 119.40 | 376.00 | 70.00 | 719.78 | 628.74 | 370.00 | 100.00 | 140.00 | 5,525.14 |
| **UTILITIES** | | | | | | | | | | | | | |
| Electricity | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 31.58 | 0.00 | 0.00 | 0.00 | 31.58 |
| Water/ Sewer | 256.39 | 0.00 | 215.10 | 399.75 | 0.00 | 413.19 | 216.77 | 237.00 | 207.34 | 195.11 | 204.08 | 0.00 | 2,344.73 |

Cash Flow - 12 Month

| Account Name | Jan 2018 | Feb 2018 | Mar 2018 | Apr 2018 | May 2018 | Jun 2018 | Jul 2018 | Aug 2018 | Sep 2018 | Oct 2018 | Nov 2018 | Dec 2018 | Total |
|---|-----------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Trash | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | 0.00 | 100.00 |
| Total **UTILITIES** | 256.39 | 0.00 | 215.10 | 399.75 | 0.00 | 413.19 | 216.77 | 237.00 | 338.92 | 195.11 | 204.08 | 0.00 | 2,476.31 |
| Total Operating Expense | 857.31 | 1,668.39 | 890.14 | 1,528.83 | 344.54 | 1,021.73 | 693.76 | 1,180.48 | 1,573.92 | 978.39 | 520.72 | 407.11 | 11,665.32 |
| NOI - Net Operating Income | 1,233.05 | 944.26 | 2,100.86 | 2,030.17 | 3,280.46 | 2,737.27 | 1,982.74 | 2,215.02 | 1,578.58 | 2,590.61 | 3,048.28 | 3,161.89 | 26,903.19 |
| Other Income & Expense | | | | | | | | | | | | | |
| Other Expense | | | | | | | | | | | | | |
| ***CAPITAL EXPENSES*** | | | | | | | | | | | | | |
| Carpet/ Tile Replacement | 0.00 | 1,547.62 | 1,805.21 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 455.95 | 0.00 | 0.00 | 0.00 | 3,808.78 |
| appliance replacement | 0.00 | 0.00 | 0.00 | 0.00 | 266.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 266.10 |
| Total ***CAPITAL EXPENSES*** | 0.00 | 1,547.62 | 1,805.21 | 0.00 | 266.10 | 0.00 | 0.00 | 0.00 | 455.95 | 0.00 | 0.00 | 0.00 | 4,074.88 |
| Total Other Expense | 0.00 | 1,547.62 | 1,805.21 | 0.00 | 266.10 | 0.00 | 0.00 | 0.00 | 455.95 | 0.00 | 0.00 | 0.00 | 4,074.88 |
| Net Other Income | 0.00 | -1,547.62 | -1,805.21 | 0.00 | -266.10 | 0.00 | 0.00 | 0.00 | -455.95 | 0.00 | 0.00 | 0.00 | -4,074.88 |
| Total Income | 2,090.36 | 2,612.65 | 2,991.00 | 3,559.00 | 3,625.00 | 3,759.00 | 2,676.50 | 3,395.50 | 3,152.50 | 3,569.00 | 3,569.00 | 3,569.00 | 38,568.51 |
| Total Expense | 857.31 | 3,216.01 | 2,695.35 | 1,528.83 | 610.64 | 1,021.73 | 693.76 | 1,180.48 | 2,029.87 | 978.39 | 520.72 | 407.11 | 15,740.20 |
| Net Income | 1,233.05 | -603.36 | 295.65 | 2,030.17 | 3,014.36 | 2,737.27 | 1,982.74 | 2,215.02 | 1,122.63 | 2,590.61 | 3,048.28 | 3,161.89 | 22,828.31 |

Cash Flow - 12 Month

| Account Name | Jan 2018 | Feb 2018 | Mar 2018 | Apr 2018 | May 2018 | Jun 2018 | Jul 2018 | Aug 2018 | Sep 2018 | Oct 2018 | Nov 2018 | Dec 2018 | Total |
|-----------------------------------|------------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|-----------------|------------------|------------------|-------------------|
| Other Items | | | | | | | | | | | | | |
| Security Deposit Liability | -200.00 | 0.00 | 600.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 400.00 |
| Prepaid Rent & Tax | 151.62 | 765.38 | 867.00 | 0.00 | 0.00 | -917.00 | 917.00 | 0.00 | 0.00 | 892.50 | -892.50 | 0.00 | 1,784.00 |
| Owner Draw | -1,800.00 | -1,000.00 | 0.00 | -400.00 | 0.00 | -4,700.00 | -3,000.00 | -2,000.00 | -2,000.00 | -1,300.00 | -2,500.00 | -3,100.00 | -21,800.00 |
| Net Other Items | -1,848.38 | -234.62 | 1,467.00 | -400.00 | 0.00 | -5,617.00 | -2,083.00 | -2,000.00 | -2,000.00 | -407.50 | -3,392.50 | -3,100.00 | -19,616.00 |
| Cash Flow | -615.33 | -837.98 | 1,762.65 | 1,630.17 | 3,014.36 | -2,879.73 | -100.26 | 215.02 | -877.37 | 2,183.11 | -344.22 | 61.89 | 3,212.31 |
| Beginning Cash | 1,919.51 | 1,304.18 | 466.20 | 2,228.85 | 3,859.02 | 6,873.38 | 3,993.65 | 3,893.39 | 4,108.41 | 3,231.04 | 5,414.15 | 5,069.93 | 1,919.51 |
| Beginning Cash + Cash Flow | 1,304.18 | 466.20 | 2,228.85 | 3,859.02 | 6,873.38 | 3,993.65 | 3,893.39 | 4,108.41 | 3,231.04 | 5,414.15 | 5,069.93 | 5,131.82 | 5,131.82 |
| Actual Ending Cash | 1,304.18 | 466.20 | 2,228.85 | 3,859.02 | 6,873.38 | 3,993.65 | 3,893.39 | 4,108.41 | 3,231.04 | 5,414.15 | 5,069.93 | 5,131.82 | 5,131.82 |

General Ledger

Properties: Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 12/01/2018 to 12/31/2018

Accounting Basis: Cash

Show Reversed Transactions: No

| Property | Date | Payee / Payer | Type | Reference | Debit | Credit | Balance | Description |
|---|------------|-----------------------------|----------------|-----------|--------|----------|----------|------------------------------|
| 1000 - Cash in Bank - Operating | | | | | | | | |
| Starting Balance | | | | | | | 5,069.93 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Shannon M. Estes | eCheck receipt | C91E-CD46 | 875.00 | | 5,944.93 | December 2018 |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Shannon M. Estes | eCheck receipt | C91E-CD46 | 17.50 | | 5,962.43 | December 2018 |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/03/2018 | Robert E. Gurele | eCheck receipt | 16CD-4764 | 875.00 | | 6,837.43 | December 2018 |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/03/2018 | Robert E. Gurele | eCheck receipt | 16CD-4764 | 17.50 | | 6,854.93 | December 2018 |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/03/2018 | Montrose Investments LLC | Check | 7808 | | 3,100.00 | 3,754.93 | Owner payment for 12/2018 |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Rodriguez Yard Service | Check | 7820 | | 70.00 | 3,684.93 | split bill |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Rodriguez Yard Service | Check | 7820 | | 70.00 | 3,614.93 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Sundial Real Estate LC | Check | 7821 | | 1.00 | 3,613.93 | December 2018 |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Sundial Real Estate LC | Check | 7821 | | 1.00 | 3,612.93 | December 2018 |

General Ledger

| Property | Date | Payee / Payer | Type | Reference | Debit | Credit | Balance | Description |
|---|------------|----------------------------------|----------------|-----------|-----------------|-----------------|-----------------|----------------|
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Sundial Real Estate LC | Check | 7821 | | 1.00 | 3,611.93 | December 2018 |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Sundial Real Estate LC | Check | 7821 | | 1.00 | 3,610.93 | December 2018 |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/24/2018 | Ryan S. Russell | eCheck receipt | 1A3A-E106 | 867.00 | | 4,477.93 | Online Payment |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/26/2018 | Arizona Department of Revenue | Payment | 1 | | 50.00 | 4,427.93 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/26/2018 | Sundial Real Estate LC | Check | 1 | | 212.64 | 4,215.29 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/26/2018 | Sundial Real Estate LC | Payment | 1 | | 0.47 | 4,214.82 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/31/2018 | Zakkery L. Diaz | CC receipt | F3RA-FDOU | 917.00 | | 5,131.82 | Online Payment |
| Net Change | | | | | | | 61.89 | |
| | | | | | 3,569.00 | 3,507.11 | 5,131.82 | |

2010 - Security Deposit Liability

| | | | | | | | | |
|------------------|--|--|--|--|-------------|-------------|------------------|--|
| Starting Balance | | | | | | | -3,200.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | -3,200.00 | |

2030 - Prepaid Rent & Tax

| | | | | | | | | |
|---|------------|-----------------|---------|--|--------|--|-----------|--|
| Starting Balance | | | | | | | -1,784.00 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Zakkery L. Diaz | Receipt | | 850.00 | | -934.00 | |
| Mariana 1022/1024 - 1022-1024 S. | 12/01/2018 | Zakkery L. Diaz | Receipt | | 25.00 | | -909.00 | |

General Ledger

| Property | Date | Payee / Payer | Type | Reference | Debit | Credit | Balance | Description |
|---|------------|-----------------------------|----------------|-----------|-----------------|-----------------|-------------------|----------------|
| Dorsey Lane Tempe, AZ 85281 | | | | | | | | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Zakkery L. Diaz | Receipt | | 25.00 | | -884.00 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Zakkery L. Diaz | Receipt | | 17.00 | | -867.00 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Ryan S. Russell | Receipt | | 850.00 | | -17.00 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Ryan S. Russell | Receipt | | 17.00 | | 0.00 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/24/2018 | Ryan S. Russell | eCheck receipt | 1A3A-E106 | | 867.00 | -867.00 | Online Payment |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/31/2018 | Zakkery L. Diaz | CC receipt | F3RA-FDOU | | 917.00 | -1,784.00 | Online Payment |
| Net Change | | | | | | | 0.00 | |
| | | | | | 1,784.00 | 1,784.00 | -1,784.00 | |
| 3000 - Retained Earnings | | | | | | | | |
| Starting Balance | | | | | | | -2,458.54 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | -2,458.54 | |
| 3010 - Owner Draw | | | | | | | | |
| Starting Balance | | | | | | | 106,370.00 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/03/2018 | Montrose Investments LLC | Check | 7808 | 3,100.00 | | 109,470.00 | |
| Net Change | | | | | | | 3,100.00 | |
| | | | | | 3,100.00 | 0.00 | 109,470.00 | |

General Ledger

| Property | Date | Payee / Payer | Type | Reference | Debit | Credit | Balance | Description |
|---|------------|------------------|----------------|-----------|-------------|-----------------|-------------------|---------------|
| 3020 - Owner Contribution of Capital | | | | | | | | |
| Starting Balance | | | | | | | -12,000.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | -12,000.00 | |
| 4000 - Rent/Lease Income | | | | | | | | |
| Starting Balance | | | | | | | -33,475.83 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Zakkery L. Diaz | Receipt | | | 850.00 | -34,325.83 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Ryan S. Russell | Receipt | | | 850.00 | -35,175.83 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Shannon M. Estes | eCheck receipt | C91E-CD46 | | 875.00 | -36,050.83 | December 2018 |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/03/2018 | Robert E. Gurele | eCheck receipt | 16CD-4764 | | 875.00 | -36,925.83 | December 2018 |
| Net Change | | | | | | | -3,450.00 | |
| | | | | | 0.00 | 3,450.00 | -36,925.83 | |
| 4003 - Sales Tax | | | | | | | | |
| Starting Balance | | | | | | | -549.47 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Zakkery L. Diaz | Receipt | | | 17.00 | -566.47 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Ryan S. Russell | Receipt | | | 17.00 | -583.47 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Shannon M. Estes | eCheck receipt | C91E-CD46 | | 17.50 | -600.97 | December 2018 |

General Ledger

| Property | Date | Payee / Payer | Type | Reference | Debit | Credit | Balance | Description |
|---|------------|------------------|----------------|-----------|-------|--------|---------|---------------|
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/03/2018 | Robert E. Gurele | eCheck receipt | 16CD-4764 | | 17.50 | -618.47 | December 2018 |
| Net Change | | | | | | | -69.00 | |
| | | | | | 0.00 | 69.00 | -618.47 | |
| 4016 - Pet rent | | | | | | | | |
| Starting Balance | | | | | | | -225.00 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Zakkery L. Diaz | Receipt | | | 25.00 | -250.00 | |
| Net Change | | | | | | | -25.00 | |
| | | | | | 0.00 | 25.00 | -250.00 | |
| 4030 - Application Fee | | | | | | | | |
| Starting Balance | | | | | | | -80.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | -80.00 | |
| 4060 - Laundry Income | | | | | | | | |
| Starting Balance | | | | | | | -72.65 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | -72.65 | |
| 4100 - Late Fee Income | | | | | | | | |
| Starting Balance | | | | | | | -195.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | -195.00 | |
| 4180 - Water Utility Income | | | | | | | | |
| Starting Balance | | | | | | | -401.56 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/01/2018 | Zakkery L. Diaz | Receipt | | | 25.00 | -426.56 | |
| Net Change | | | | | | | -25.00 | |
| | | | | | 0.00 | 25.00 | -426.56 | |

General Ledger

| Property | Date | Payee / Payer | Type | Reference | Debit | Credit | Balance | Description |
|---|------------|---------------------------|-------|-----------|---------------|-------------|-----------------|--------------------------------|
| 5008 - Management Fees | | | | | | | | |
| Starting Balance | | | | | | | 2,075.88 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/26/2018 | Sundial Real Estate LC | Check | 1 | 212.64 | | 2,288.52 | Management Fees for 12/2018 |
| Net Change | | | | | | | 212.64 | |
| | | | | | 212.64 | 0.00 | 2,288.52 | |
| 5009 - On-line Monthly Fee | | | | | | | | |
| Starting Balance | | | | | | | 44.00 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Sundial Real Estate LC | Check | 7821 | 1.00 | | 45.00 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Sundial Real Estate LC | Check | 7821 | 1.00 | | 46.00 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Sundial Real Estate LC | Check | 7821 | 1.00 | | 47.00 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Sundial Real Estate LC | Check | 7821 | 1.00 | | 48.00 | |
| Net Change | | | | | | | 4.00 | |
| | | | | | 4.00 | 0.00 | 48.00 | |
| 5012 - Credit reports | | | | | | | | |
| Starting Balance | | | | | | | 77.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 77.00 | |
| 5016 - Legal fees | | | | | | | | |
| Starting Balance | | | | | | | 483.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 483.00 | |

General Ledger

| Property | Date | Payee / Payer | Type | Reference | Debit | Credit | Balance | Description |
|---|------------|----------------------------------|---------|-----------|--------------|-------------|-----------------|-------------|
| 5020 - Postage | | | | | | | | |
| Starting Balance | | | | | | | 7.49 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/26/2018 | Sundial Real Estate LC | Payment | 1 | 0.47 | | 7.96 | |
| Net Change | | | | | | | 0.47 | |
| | | | | | 0.47 | 0.00 | 7.96 | |
| 5031 - Maintenance Labor | | | | | | | | |
| Starting Balance | | | | | | | 1,523.95 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 1,523.95 | |
| 5102 - Sales Tax | | | | | | | | |
| Starting Balance | | | | | | | 709.39 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/26/2018 | Arizona Department of Revenue | Payment | 1 | 50.00 | | 759.39 | Renewal |
| Net Change | | | | | | | 50.00 | |
| | | | | | 50.00 | 0.00 | 759.39 | |
| 5200 - Interior Painting | | | | | | | | |
| Starting Balance | | | | | | | 415.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 415.00 | |
| 5201 - Painting Supplies | | | | | | | | |
| Starting Balance | | | | | | | 208.86 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 208.86 | |
| 5203 - Cleaning | | | | | | | | |
| Starting Balance | | | | | | | 300.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 300.00 | |

General Ledger

| Property | Date | Payee / Payer | Type | Reference | Debit | Credit | Balance | Description |
|---|------------|---------------------------|-------|-----------|--------|--------|---------|-------------|
| 5206 - Carpet Cleaning | | | | | | | | |
| Starting Balance | | | | | | | -90.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | -90.00 | |
| 5208 - Landscaping | | | | | | | | |
| Starting Balance | | | | | | | 760.77 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Rodriguez Yard Service | Check | 7820 | 70.00 | | 830.77 | |
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | 12/11/2018 | Rodriguez Yard Service | Check | 7820 | 70.00 | | 900.77 | |
| Net Change | | | | | | | 140.00 | |
| | | | | | 140.00 | 0.00 | 900.77 | |
| 5212 - Hardware | | | | | | | | |
| Starting Balance | | | | | | | 999.44 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 999.44 | |
| 5214 - Misc Maint Assistance | | | | | | | | |
| Starting Balance | | | | | | | 351.12 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 351.12 | |
| 5217 - Exterminating | | | | | | | | |
| Starting Balance | | | | | | | 352.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 352.00 | |
| 5250 - Plumbing | | | | | | | | |
| Starting Balance | | | | | | | 564.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 564.00 | |

General Ledger

| Property | Date | Payee / Payer | Type | Reference | Debit | Credit | Balance | Description |
|---------------------------------------|------|---------------|------|-----------|-----------------|-----------------|------------------|-------------|
| 5300 - Electricity | | | | | | | | |
| Starting Balance | | | | | | | 31.58 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 31.58 | |
| 5301 - Water/Sewer | | | | | | | | |
| Starting Balance | | | | | | | 2,344.73 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 2,344.73 | |
| 5303 - Trash | | | | | | | | |
| Starting Balance | | | | | | | 100.00 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 100.00 | |
| 7992 - Carpet/Tile Replacement | | | | | | | | |
| Starting Balance | | | | | | | 3,808.78 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 3,808.78 | |
| 7995 - appliance replacement | | | | | | | | |
| Starting Balance | | | | | | | 266.10 | |
| Net Change | | | | | | | 0.00 | |
| | | | | | 0.00 | 0.00 | 266.10 | |
| Total | | | | | 8,860.11 | 8,860.11 | 72,330.97 | |

Check Register Detail

Property: Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281

Bank Accounts: All

Payees: All

Date Range: 12/01/2018 - 12/31/2018

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 |
|--------------|-------------------------------|---------|---------|-------------------------|------------|----------------|-------------------|--------------|---------------------|----------|-----------------------------|
| Mariana | Montrose Investments LLC | 7808 | Y | | 12/03/2018 | 3,100.00 | Mariana 1022/1024 | 3010 | Owner Draw | 3,100.00 | Owner payment for 12/2018 |
| Mariana | Rodriguez Yard Service | 7820 | Y | 894 | 12/11/2018 | 1,050.00 | Mariana 1022/1024 | 5208 | Landscaping | 70.00 | split bill |
| Mariana | Sundial Real Estate LC | 7821 | Y | On-line Fee, online fee | 12/11/2018 | 40.00 | Mariana 1022/1024 | 5208 | Landscaping | 70.00 | |
| | | | | | | | Mariana 1022/1024 | 5009 | On-line Monthly Fee | 1.00 | December 2018 |
| | | | | | | | Mariana 1022/1024 | 5009 | On-line Monthly Fee | 1.00 | December 2018 |
| | | | | | | | Mariana 1022/1024 | 5009 | On-line Monthly Fee | 1.00 | December 2018 |
| | | | | | | | Mariana 1022/1024 | 5009 | On-line Monthly Fee | 1.00 | December 2018 |
| Mariana | Arizona Department of Revenue | 1 | Y | 21125901 | 12/26/2018 | 50.00 | Mariana 1022/1024 | 5102 | Sales Tax | 50.00 | Renewal |
| Mariana | Sundial Real Estate LC | 1 | Y | | 12/26/2018 | 1,761.77 | Mariana 1022/1024 | 5008 | Management Fees | 212.64 | Management Fees for 12/2018 |
| Mariana | Sundial Real Estate LC | 1 | Y | Postage | 12/26/2018 | 4.33 | | | | | |

Check Register Detail

| Bank Account | Payee Name | Check # | Cleared | Check Memo | Check Date | Payment Amount | Property Name | GL Account # | GL Account Name | Amount | Description |
|--------------|------------|---------|---------|------------|------------|-----------------|-----------------------|--------------|-----------------|--------|-------------|
| | | | | | | | Mariana 1022/ 1024 | 5020 | Postage | 0.47 | |
| Total | | | | | | 6,006.10 | | | | | |

Rent Roll

Properties: Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281

Units: Active

As of: 12/31/2018

| Unit | Tags | BD/BA | Tenant | Status | Sq. Ft. | Market Rent | Rent | Deposit | Lease From | Lease To | Move-in | Move-out | Past Due | NSF Count | Late Count |
|---|------|--------|------------------|------------------------|--------------|-----------------|-----------------|-----------------|------------|------------|------------|----------|------------------|-----------|------------|
| Mariana 1022/1024 - 1022-1024 S. Dorsey Lane Tempe, AZ 85281 | | | | | | | | | | | | | | | |
| 1 | | 2/1.00 | Shannon M. Estes | Current | 720 | 825.00 | 875.00 | 800.00 | 05/19/2015 | | 05/19/2015 | | 0.00 | 0 | 0 |
| 2 | | 2/1.00 | Zakkery L. Diaz | Current | 720 | 850.00 | 850.00 | 600.00 | 01/25/2018 | 01/24/2019 | 01/25/2018 | | -917.00 | 0 | 0 |
| 3 | | 2/1.00 | Robert E. Gurele | Current | 720 | 850.00 | 875.00 | 600.00 | 08/16/2018 | 08/15/2019 | 08/16/2018 | | 0.00 | 0 | 0 |
| 4 | | 2/1.00 | Ryan S. Russell | Current | 720 | 850.00 | 850.00 | 600.00 | 03/01/2018 | 02/28/2019 | 03/01/2018 | | -867.00 | 0 | 0 |
| 4 Units | | | | 100.0% Occupied | 2,880 | 3,375.00 | 3,450.00 | 2,600.00 | | | | | -1,784.00 | 0 | 0 |
| Total 4 Units | | | | 100.0% Occupied | 2,880 | 3,375.00 | 3,450.00 | 2,600.00 | | | | | -1,784.00 | 0 | 0 |