



Peachtree Lane Improvement Association Inc.

Accounting Manager's Report

February 2022 Financials:

Revenue generated during February was **\$9,851.76.** This breaks down as follows:

| | |
|----------------------------|------------|
| Assessment Income: | \$9,425.00 |
| Operating Interest Income: | \$ 1.76 |
| Pool Key Income: | \$ 25.00 |
| Disclosure Fee Income: | \$ 400.00 |

Operating Expenses for the month of February are **\$9,550.37.**

| | |
|-------------------------------------|----------------------------|
| Operating Net Income (Loss): | \$ 301.39 |
| Reserves Interest Income: | \$ 17.35 |
| Received From Operating: | \$ 1,008.33 |
| Reserve Expenses: | <u>\$(4,000.00)</u> |
| Net Income (Loss): | <u>\$(2,672.93)</u> |

Bank Balances:

Account balances at the end of February 2022:

| | |
|----------------------|----------------------------|
| Operating Balance: | \$ 39,746.04 |
| Reserve Balance: | <u>\$151,619.33</u> |
| Total Assets: | <u>\$191,365.37</u> |

***Notes to Financial Statements**

- Peachtree Lane Improvement is using the hybrid accounting method for income received. The balance sheet reflects the Prepaid Assessments in account 2100 in the amount of \$2,242.52 as of February 28, 2022, according to the Prepaid Report as of that same date.
- Peachtree Lane Improvement paid the following additional expenses in February 2022: Clear & Happy Pools \$1,210.00 for pool heater repairs and MEH Pool Services \$194.00 for spa repairs, and Haddox & Sons \$4,000.00 for electrical panel. For additional details and copies of the invoices see the AP Distribution Package.

Peachtree Lane Improvement Association Inc.
Balance Sheet
2/28/2022

Assets

Bank Accounts

| | |
|---------------------------|--------------|
| 1000 - Operating Checking | \$39,746.04 |
| 1500 - Reserve Checking | \$151,619.33 |

| | |
|----------------------------|---------------------|
| <u>Bank Accounts Total</u> | <u>\$191,365.37</u> |
|----------------------------|---------------------|

| | | |
|---------------------|--|--------------|
| <i>Assets Total</i> | | \$191,365.37 |
|---------------------|--|--------------|

Liabilities and Equity

Current Liabilities

| | |
|----------------------------|------------|
| 2100 - Prepaid Assessments | \$2,242.52 |
|----------------------------|------------|

| | |
|----------------------------------|-------------------|
| <u>Current Liabilities Total</u> | <u>\$2,242.52</u> |
|----------------------------------|-------------------|

Equity

| | |
|---------------------------------|--------------|
| 3500 - Reserve Equity - General | \$130,206.77 |
|---------------------------------|--------------|

| | |
|---------------------|---------------------|
| <u>Equity Total</u> | <u>\$130,206.77</u> |
|---------------------|---------------------|

| | |
|--------------------------|-------------|
| <u>Retained Earnings</u> | \$55,063.28 |
|--------------------------|-------------|

| | |
|-------------------|------------|
| <u>Net Income</u> | \$3,852.80 |
|-------------------|------------|

| | | |
|---------------------------------------|--|--------------|
| <i>Liabilities & Equity Total</i> | | \$191,365.37 |
|---------------------------------------|--|--------------|

Peachtree Lane Improvement Association Inc.
Budget Comparison Report
2/1/2022 - 2/28/2022

| | 2/1/2022 - 2/28/2022 | | | 1/1/2022 - 2/28/2022 | | | |
|--|----------------------|-------------|------------|----------------------|-------------|--------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 4100 - Assessments | \$9,425.00 | \$10,075.00 | (\$650.00) | \$19,825.00 | \$20,150.00 | (\$325.00) | \$120,900.00 |
| 4102 - Insurance Assessments | \$0.00 | \$732.17 | (\$732.17) | \$0.00 | \$1,464.34 | (\$1,464.34) | \$8,786.00 |
| 4107 - Certified Mail | \$0.00 | \$0.00 | \$0.00 | \$5.36 | \$0.00 | \$5.36 | \$0.00 |
| 4111 - Interest Income-Operating | \$1.76 | \$0.00 | \$1.76 | \$3.68 | \$0.00 | \$3.68 | \$0.00 |
| 4112 - Late/Demand Fee | \$0.00 | \$0.00 | \$0.00 | \$60.00 | \$0.00 | \$60.00 | \$0.00 |
| 4118 - Pool Key | \$25.00 | \$0.00 | \$25.00 | \$25.00 | \$0.00 | \$25.00 | \$0.00 |
| 4121 - Statement/Rebill Fee | \$0.00 | \$0.00 | \$0.00 | \$10.00 | \$0.00 | \$10.00 | \$0.00 |
| 4127 - Disclosure Fee Income | \$400.00 | \$0.00 | \$400.00 | \$400.00 | \$0.00 | \$400.00 | \$0.00 |
| <u>Total Income</u> | \$9,851.76 | \$10,807.17 | (\$955.41) | \$20,329.04 | \$21,614.34 | (\$1,285.30) | \$129,686.00 |
| Total Income | \$9,851.76 | \$10,807.17 | (\$955.41) | \$20,329.04 | \$21,614.34 | (\$1,285.30) | \$129,686.00 |
| Expense | | | | | | | |
| <u>Administrative Expense</u> | | | | | | | |
| 5001 - Administrative Expense | \$0.00 | \$7.50 | \$7.50 | \$0.00 | \$15.00 | \$15.00 | \$90.00 |
| 5004 - Collection Fee | \$0.00 | \$2.08 | \$2.08 | \$0.00 | \$4.16 | \$4.16 | \$25.00 |
| 5007 - Corporate Documents & Filing Fees | \$0.00 | \$5.83 | \$5.83 | \$0.00 | \$11.66 | \$11.66 | \$70.00 |
| 5009 - Election / Ballots | \$0.00 | \$17.44 | \$17.44 | \$0.00 | \$34.88 | \$34.88 | \$209.25 |
| 5011 - Owners Delinquency Letters | \$3.00 | \$1.25 | (\$1.75) | \$6.00 | \$2.50 | (\$3.50) | \$15.00 |
| 5013 - Legal Fees-General | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$83.34 | \$83.34 | \$500.00 |
| 5016 - Management Fees | \$545.00 | \$545.00 | \$0.00 | \$1,090.00 | \$1,090.00 | \$0.00 | \$6,540.00 |
| 5019 - Office Supplies | \$0.00 | \$13.33 | \$13.33 | \$160.00 | \$26.66 | (\$133.34) | \$160.00 |
| 5020 - Postage | \$2.59 | \$5.00 | \$2.41 | \$5.67 | \$10.00 | \$4.33 | \$60.00 |
| 5021 - Audit/Tax Preparation Fees | \$0.00 | \$58.33 | \$58.33 | \$0.00 | \$116.66 | \$116.66 | \$700.00 |
| 5022 - Collection Rebill Fees | \$0.00 | \$0.00 | \$0.00 | \$10.00 | \$0.00 | (\$10.00) | \$0.00 |
| 5025 - Statements Billing | \$52.05 | \$45.83 | (\$6.22) | \$104.10 | \$91.66 | (\$12.44) | \$550.00 |
| 5027 - Reserve Transfer | \$1,008.33 | \$1,008.33 | \$0.00 | \$2,016.66 | \$2,016.66 | \$0.00 | \$12,100.00 |
| 5028 - Violation Letters | \$0.00 | \$0.75 | \$0.75 | \$0.00 | \$1.50 | \$1.50 | \$9.00 |
| 5030 - Mailings/Letters | \$6.00 | \$10.25 | \$4.25 | \$9.00 | \$20.50 | \$11.50 | \$123.00 |
| <u>Total Administrative Expense</u> | \$1,616.97 | \$1,762.59 | \$145.62 | \$3,401.43 | \$3,525.18 | \$123.75 | \$21,151.25 |
| <u>Insurance Expense</u> | | | | | | | |
| 7201 - Directors and Officers | \$0.00 | \$82.92 | \$82.92 | \$0.00 | \$165.84 | \$165.84 | \$995.00 |
| 7202 - General Liability Policy | \$524.00 | \$732.17 | \$208.17 | \$1,582.00 | \$1,464.34 | (\$117.66) | \$8,786.00 |
| <u>Total Insurance Expense</u> | \$524.00 | \$815.09 | \$291.09 | \$1,582.00 | \$1,630.18 | \$48.18 | \$9,781.00 |
| <u>Landscape Expense</u> | | | | | | | |
| 6004 - Flowers and Shrubs | \$0.00 | \$25.00 | \$25.00 | \$0.00 | \$50.00 | \$50.00 | \$300.00 |
| 6005 - Irrigation & Sprinkler Repairs | \$0.00 | \$16.67 | \$16.67 | \$0.00 | \$33.34 | \$33.34 | \$200.00 |
| 6006 - Landscape Contract | \$1,020.00 | \$1,105.00 | \$85.00 | \$1,020.00 | \$2,210.00 | \$1,190.00 | \$13,260.00 |
| 6007 - Palm Tree Skinning/Trim | \$0.00 | \$41.67 | \$41.67 | \$0.00 | \$83.34 | \$83.34 | \$500.00 |
| 6011 - Tree Installation | \$0.00 | \$16.67 | \$16.67 | \$0.00 | \$33.34 | \$33.34 | \$200.00 |
| 6012 - Tree Removal | \$0.00 | \$16.67 | \$16.67 | \$0.00 | \$33.34 | \$33.34 | \$200.00 |
| 6013 - Tree Trimming | \$0.00 | \$16.67 | \$16.67 | \$0.00 | \$33.34 | \$33.34 | \$200.00 |
| 6014 - Weed Control/Emergent | \$0.00 | \$25.00 | \$25.00 | \$0.00 | \$50.00 | \$50.00 | \$300.00 |
| <u>Total Landscape Expense</u> | \$1,020.00 | \$1,263.35 | \$243.35 | \$1,020.00 | \$2,526.70 | \$1,506.70 | \$15,160.00 |

Peachtree Lane Improvement Association Inc.
Budget Comparison Report
2/1/2022 - 2/28/2022

| | 2/1/2022 - 2/28/2022 | | | 1/1/2022 - 2/28/2022 | | | |
|--|----------------------|-------------------|---------------------|----------------------|--------------------|-------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Annual Budget |
| <u>Maintenance Expense</u> | | | | | | | |
| 6503 - Common Area Lighting | \$0.00 | \$25.00 | \$25.00 | \$0.00 | \$50.00 | \$50.00 | \$300.00 |
| 6506 - Electrical Repairs/Installation | \$0.00 | \$12.50 | \$12.50 | \$0.00 | \$25.00 | \$25.00 | \$150.00 |
| 6514 - Maintenance Supplies | \$0.00 | \$8.33 | \$8.33 | \$0.00 | \$16.66 | \$16.66 | \$100.00 |
| 6515 - Monument Repairs/Maintenance | \$0.00 | \$83.33 | \$83.33 | \$0.00 | \$166.66 | \$166.66 | \$1,000.00 |
| 6518 - Pest Control | \$120.00 | \$120.00 | \$0.00 | \$240.00 | \$240.00 | \$0.00 | \$1,440.00 |
| 6520 - Roof Repairs | \$0.00 | \$208.33 | \$208.33 | \$0.00 | \$416.66 | \$416.66 | \$2,500.00 |
| 6527 - Unit Repairs | \$0.00 | \$125.00 | \$125.00 | \$850.00 | \$250.00 | (\$600.00) | \$1,500.00 |
| 6530 - Termite Control | \$0.00 | \$29.17 | \$29.17 | \$0.00 | \$58.34 | \$58.34 | \$350.00 |
| Total Maintenance Expense | \$120.00 | \$611.66 | \$491.66 | \$1,090.00 | \$1,223.32 | \$133.32 | \$7,340.00 |
| <u>Pool/Spa Expense</u> | | | | | | | |
| 6701 - Deck Repairs | \$0.00 | \$291.67 | \$291.67 | \$0.00 | \$583.34 | \$583.34 | \$3,500.00 |
| 6702 - Pool Chemicals | \$0.00 | \$20.83 | \$20.83 | \$0.00 | \$41.66 | \$41.66 | \$250.00 |
| 6703 - Pool Maintenance Contract | \$350.00 | \$425.00 | \$75.00 | \$700.00 | \$850.00 | \$150.00 | \$5,100.00 |
| 6704 - Pool Equipment | \$0.00 | \$208.33 | \$208.33 | \$0.00 | \$416.66 | \$416.66 | \$2,500.00 |
| 6705 - Pool Permits | \$0.00 | \$41.25 | \$41.25 | \$0.00 | \$82.50 | \$82.50 | \$495.00 |
| 6707 - Fountain | \$0.00 | \$20.83 | \$20.83 | \$0.00 | \$41.66 | \$41.66 | \$250.00 |
| 6713 - Pool Repairs | \$1,404.00 | \$125.00 | (\$1,279.00) | \$1,404.00 | \$250.00 | (\$1,154.00) | \$1,500.00 |
| Total Pool/Spa Expense | \$1,754.00 | \$1,132.91 | (\$621.09) | \$2,104.00 | \$2,265.82 | \$161.82 | \$13,595.00 |
| <u>Tax Expense</u> | | | | | | | |
| 7301 - Income Taxes | \$0.00 | \$4.17 | \$4.17 | \$0.00 | \$8.34 | \$8.34 | \$50.00 |
| 7302 - FHA Review | \$0.00 | \$70.83 | \$70.83 | \$0.00 | \$141.66 | \$141.66 | \$850.00 |
| Total Tax Expense | \$0.00 | \$75.00 | \$75.00 | \$0.00 | \$150.00 | \$150.00 | \$900.00 |
| <u>Utilities Expense</u> | | | | | | | |
| 7001 - Electric | \$0.00 | \$429.17 | \$429.17 | \$421.63 | \$858.34 | \$436.71 | \$5,150.00 |
| 7002 - Gas | \$294.52 | \$166.67 | (\$127.85) | \$599.64 | \$333.34 | (\$266.30) | \$2,000.00 |
| 7004 - Water | \$94.02 | \$167.40 | \$73.38 | \$183.75 | \$334.80 | \$151.05 | \$2,008.75 |
| 7005 - Cable TV | \$4,126.86 | \$2,208.33 | (\$1,918.53) | \$4,126.86 | \$4,416.66 | \$289.80 | \$26,500.00 |
| Total Utilities Expense | \$4,515.40 | \$2,971.57 | (\$1,543.83) | \$5,331.88 | \$5,943.14 | \$611.26 | \$35,658.75 |
| Total Expense | \$9,550.37 | \$8,632.17 | (\$918.20) | \$14,529.31 | \$17,264.34 | \$2,735.03 | \$103,586.00 |
| Operating Net Income | \$301.39 | \$2,175.00 | (\$1,873.61) | \$5,799.73 | \$4,350.00 | \$1,449.73 | \$26,100.00 |
| Reserve Income | | | | | | | |
| <u>Reserve Income</u> | | | | | | | |
| 4301 - Reserve Interest Income | \$17.35 | \$0.00 | \$17.35 | \$36.41 | \$0.00 | \$36.41 | \$0.00 |
| 4303 - Received from Operating | \$1,008.33 | \$0.00 | \$1,008.33 | \$2,016.66 | \$0.00 | \$2,016.66 | \$0.00 |
| Total Reserve Income | \$1,025.68 | \$0.00 | \$1,025.68 | \$2,053.07 | \$0.00 | \$2,053.07 | \$0.00 |
| Total Reserve Income | \$1,025.68 | \$0.00 | \$1,025.68 | \$2,053.07 | \$0.00 | \$2,053.07 | \$0.00 |
| Reserve Expense | | | | | | | |
| <u>Reserve Expense</u> | | | | | | | |
| 9000 - Reserve Expenses | \$4,000.00 | \$0.00 | (\$4,000.00) | \$4,000.00 | \$0.00 | (\$4,000.00) | \$0.00 |
| 9002 - Capital Improvement Project | \$0.00 | \$2,175.00 | \$2,175.00 | \$0.00 | \$4,350.00 | \$4,350.00 | \$26,100.00 |
| Total Reserve Expense | \$4,000.00 | \$2,175.00 | (\$1,825.00) | \$4,000.00 | \$4,350.00 | \$350.00 | \$26,100.00 |
| Total Reserve Expense | \$4,000.00 | \$2,175.00 | (\$1,825.00) | \$4,000.00 | \$4,350.00 | \$350.00 | \$26,100.00 |
| Reserve Net Income | (\$2,974.32) | (\$2,175.00) | (\$799.32) | (\$1,946.93) | (\$4,350.00) | \$2,403.07 | (\$26,100.00) |
| Net Income | (\$2,672.93) | \$0.00 | (\$2,672.93) | \$3,852.80 | \$0.00 | \$3,852.80 | \$0.00 |

Peachtree Lane Improvement Association Inc.

Income Statement

1/1/2022 - 2/28/2022

| | Jan 2022 | Feb 2022 | YTD |
|---|-------------|------------|-------------|
| Income | | | |
| <u>Income</u> | | | |
| 4100 - Assessments | \$10,400.00 | \$9,425.00 | \$19,825.00 |
| 4107 - Certified Mail | \$5.36 | \$0.00 | \$5.36 |
| 4111 - Interest Income- Operating | \$1.92 | \$1.76 | \$3.68 |
| 4112 - Late/Demand Fee | \$60.00 | \$0.00 | \$60.00 |
| 4118 - Pool Key | \$0.00 | \$25.00 | \$25.00 |
| 4121 - Statement/Rebill Fee | \$10.00 | \$0.00 | \$10.00 |
| 4127 - Disclosure Fee Income | \$0.00 | \$400.00 | \$400.00 |
| <u>Total Income</u> | \$10,477.28 | \$9,851.76 | \$20,329.04 |
| <i>Total Income</i> | \$10,477.28 | \$9,851.76 | \$20,329.04 |
| Expense | | | |
| <u>Administrative Expense</u> | | | |
| 5011 - Owners Delinquency Letters | \$3.00 | \$3.00 | \$6.00 |
| 5016 - Management Fees | \$545.00 | \$545.00 | \$1,090.00 |
| 5019 - Office Supplies | \$160.00 | \$0.00 | \$160.00 |
| 5020 - Postage | \$3.08 | \$2.59 | \$5.67 |
| 5022 - Collection Rebill Fees | \$10.00 | \$0.00 | \$10.00 |
| 5025 - Statements Billing | \$52.05 | \$52.05 | \$104.10 |
| 5027 - Reserve Transfer | \$1,008.33 | \$1,008.33 | \$2,016.66 |
| 5030 - Mailings/Letters | \$3.00 | \$6.00 | \$9.00 |
| <u>Total Administrative Expense</u> | \$1,784.46 | \$1,616.97 | \$3,401.43 |
| <u>Insurance Expense</u> | | | |
| 7202 - General Liability Policy | \$1,058.00 | \$524.00 | \$1,582.00 |
| <u>Total Insurance Expense</u> | \$1,058.00 | \$524.00 | \$1,582.00 |
| <u>Landscape Expense</u> | | | |
| 6006 - Landscape Contract | \$0.00 | \$1,020.00 | \$1,020.00 |
| <u>Total Landscape Expense</u> | \$0.00 | \$1,020.00 | \$1,020.00 |
| <u>Maintenance Expense</u> | | | |
| 6518 - Pest Control | \$120.00 | \$120.00 | \$240.00 |
| 6527 - Unit Repairs | \$850.00 | \$0.00 | \$850.00 |
| <u>Total Maintenance Expense</u> | \$970.00 | \$120.00 | \$1,090.00 |
| <u>Pool/Spa Expense</u> | | | |
| 6703 - Pool Maintenance Contract | \$350.00 | \$350.00 | \$700.00 |
| 6713 - Pool Repairs | \$0.00 | \$1,404.00 | \$1,404.00 |
| <u>Total Pool/Spa Expense</u> | \$350.00 | \$1,754.00 | \$2,104.00 |

Peachtree Lane Improvement Association Inc.

Income Statement

1/1/2022 - 2/28/2022

| | Jan 2022 | Feb 2022 | YTD |
|--------------------------------|------------|--------------|--------------|
| <u>Utilities Expense</u> | | | |
| 7001 - Electric | \$421.63 | \$0.00 | \$421.63 |
| 7002 - Gas | \$305.12 | \$294.52 | \$599.64 |
| 7004 - Water | \$89.73 | \$94.02 | \$183.75 |
| 7005 - Cable TV | \$0.00 | \$4,126.86 | \$4,126.86 |
| <u>Total Utilities Expense</u> | \$816.48 | \$4,515.40 | \$5,331.88 |
| <i>Total Expense</i> | \$4,978.94 | \$9,550.37 | \$14,529.31 |
| | | | |
| Operating Net Income | \$5,498.34 | \$301.39 | \$5,799.73 |
| | | | |
| Reserve Income | | | |
| <u>Reserve Income</u> | | | |
| 4301 - Reserve Interest Income | \$19.06 | \$17.35 | \$36.41 |
| 4303 - Received from Operating | \$1,008.33 | \$1,008.33 | \$2,016.66 |
| <u>Total Reserve Income</u> | \$1,027.39 | \$1,025.68 | \$2,053.07 |
| <i>Total Reserve Income</i> | \$1,027.39 | \$1,025.68 | \$2,053.07 |
| | | | |
| Reserve Expense | | | |
| <u>Reserve Expense</u> | | | |
| 9000 - Reserve Expenses | \$0.00 | \$4,000.00 | \$4,000.00 |
| <u>Total Reserve Expense</u> | \$0.00 | \$4,000.00 | \$4,000.00 |
| <i>Total Reserve Expense</i> | \$0.00 | \$4,000.00 | \$4,000.00 |
| | | | |
| Reserve Net Income | \$1,027.39 | (\$2,974.32) | (\$1,946.93) |
| | | | |
| Net Income | \$6,525.73 | (\$2,672.93) | \$3,852.80 |



PO Box 64084
 Phoenix, AZ 85082
 866.800.4656 (toll free)

Primary Account Number Ending In 7259
 Statement Date Feb 28, 2022
 Page 1 of 5
 999-00000-000000

360 PROPERTY MANAGEMENT AGENT FOR
 PEACHTREE LANE IMPROVEMENT ASSOCIATION I
 4130 E VAN BUREN ST STE 360
 PHOENIX AZ 85008-6983

*******7259 - CAB INTEREST CHECKING**

| | | | |
|-------------------|-------------|--------------------------------|-------------|
| Beginning Balance | \$45,277.41 | Average Daily Balance | \$45,824.97 |
| Total Deposits | \$8,550.00 | Year-To-Date Interest Paid | \$3.68 |
| Total Withdrawals | \$12,925.49 | Days in Statement Period | 28 |
| Interest Paid | \$1.76 | Annual Percentage Yield Earned | 0.05% |
| Ending Balance | \$40,903.68 | | |

TRANSACTION DETAIL

DEPOSITS/CREDITS

| Date | Description | Amount |
|-------------|---|---------------|
| 02/02 | LOCKBOX DEPOSIT | \$325.00 |
| 02/03 | LOCKBOX DEPOSIT | \$650.00 |
| 02/03 | PAYLEASE.COM CREDIT 360 COMMUNITY MANAGEME #####138 | \$325.00 |
| 02/04 | PEACHTREE LANE I HOA DUES 860506196 -SETT-A228SFTP5 | \$3,900.00 |
| 02/04 | PAYLEASE.COM CREDIT 360 COMMUNITY MANAGEME #####861 | \$650.00 |
| 02/07 | LOCKBOX DEPOSIT | \$325.00 |
| 02/08 | LOCKBOX DEPOSIT | \$325.00 |
| 02/09 | IMAGE DEPOSIT | \$325.00 |
| 02/09 | LOCKBOX DEPOSIT | \$325.00 |
| 02/14 | LOCKBOX DEPOSIT | \$162.50 |
| 02/15 | IMAGE DEPOSIT | \$650.00 |
| 02/15 | IMAGE DEPOSIT | \$425.00 |
| 02/28 | LOCKBOX DEPOSIT | \$162.50 |
| 02/28 | INTEREST PYMT | \$1.76 |

WITHDRAWALS/DEBITS

| Date | Description | Amount |
|-------|--|----------|
| 02/02 | APS ELECTRIC PMT PAYMENT PEACHTREE LANE IMPROVE #####1000 | \$41.78 |
| 02/02 | APS ELECTRIC PMT PAYMENT PEACHTREE LANE IMPROVE #####1000 | \$379.85 |
| 02/07 | COMMUNITY ASSOCI PAYMENTS CIT BANK 7347000 | \$524.00 |
| 02/23 | SOUTHWEST GAS PAYMENT PEACHTREE HOMEOWNERS A B#####5851546 | \$294.52 |

CHECKS (IN NUMERIC ORDER)

| Date | Check # | Amount | Date | Check # | Amount |
|-------|---------|------------|-------|---------|------------|
| 02/16 | 1135 | \$2,059.78 | 02/25 | 1140 | \$94.02 |
| 02/16 | 1136 | \$2,067.08 | 02/25 | 1141 | \$120.00 |
| 02/14 | 1137 | \$4,000.00 | 02/22 | 1142 | \$350.00 |
| 02/11 | 1138 | \$776.13 | 02/25 | 1145 * | \$1,008.33 |
| 02/16 | 1139 | \$1,210.00 | | | |

* Skip in check sequence

Peachtree Lane Improvement Association Inc. CIT Bank 001135
4130 E Van Buren St, Suite 380
Phoenix, AZ 85008
February 04, 2022

PAY TO THE ORDER OF COX \$2,059.78

TWO THOUSAND FIFTY NINE AND 78/100 ***** DOLLARS

COX
PO Box 63249
Phoenix, AZ 85072

MEMO: Invoice# 01172022-JAN

001135 1:104002894: 50657259*

Ck #: 1135 02/16/2022 Amt: \$2,059.78

JP MORGAN CHASE BANK NA
021622 021622
2899840 2899840
00797270 0000000000016886

CH TO NMD
PAYEE ALL
RTS RSVD

Ck #: 1135 02/16/2022 Amt: \$2,059.78

Peachtree Lane Improvement Association Inc. CIT Bank 001136
4130 E Van Buren St, Suite 380
Phoenix, AZ 85008
February 04, 2022

PAY TO THE ORDER OF COX \$2,067.08

TWO THOUSAND SIXTY SEVEN AND 08/100 ***** DOLLARS

COX
PO Box 63249
Phoenix, AZ 85072

MEMO: Invoice# 001850104185001-FEB

001136 1:104002894: 50657259*

Ck #: 1136 02/16/2022 Amt: \$2,067.08

JP MORGAN CHASE BANK NA
021622 021622
2899840 2899840
00797270 0000000000016886

CH TO NMD
PAYEE ALL
RTS RSVD

Ck #: 1136 02/16/2022 Amt: \$2,067.08

Peachtree Lane Improvement Association Inc. CIT Bank 001137
4130 E Van Buren St, Suite 380
Phoenix, AZ 85008
February 02, 2022

PAY TO THE ORDER OF HADDOX & SONS ELECTRIC, LLC \$4,000.00

FOUR THOUSAND AND 00/100 ***** DOLLARS

Haddox & Sons Electric, LLC
1205 E Tuckey Lane
Phoenix, AZ 85014

MEMO: Invoice# 2110

001137 1:104002894: 50657259*

Ck #: 1137 02/14/2022 Amt: \$4,000.00

JP MORGAN CHASE BANK NA
021422 021422
2899840 2899840
00797270 0000000000016886

CH TO NMD
PAYEE ALL
RTS RSVD

Ck #: 1137 02/14/2022 Amt: \$4,000.00

Peachtree Lane Improvement Association Inc. CIT Bank 001138
4130 E Van Buren St, Suite 380
Phoenix, AZ 85008
January 31, 2022

PAY TO THE ORDER OF 360 COMMUNITY MANAGEMENT \$776.13

SEVEN HUNDRED SEVENTY SIX AND 13/100 ***** DOLLARS

360 Community Management
4130 E Van Buren St
Suite 380
Phoenix, AZ 85008

MEMO: Invoice# 3584-JAN

001138 1:104002894: 50657259*

Ck #: 1138 02/11/2022 Amt: \$776.13

JP MORGAN CHASE BANK NA
021122 021122
2899840 2899840
00797270 0000000000016886

For Deposit Only - JPMC

Ck #: 1138 02/11/2022 Amt: \$776.13

Peachtree Lane Improvement Association Inc. CIT Bank 001139
4130 E Van Buren St, Suite 380
Phoenix, AZ 85008
February 11, 2022

PAY TO THE ORDER OF CLEAR & HAPPY POOLS LLC \$1,210.00

ONE THOUSAND TWO HUNDRED TEN AND 00/100 ***** DOLLARS

Clear & Happy Pools LLC
P O Box 75285
Phoenix, AZ 85087

MEMO: Invoice# 3390-Repair

001139 1:104002894: 50657259*

Ck #: 1139 02/16/2022 Amt: \$1,210.00

JP MORGAN CHASE BANK NA
021622 021622
2899840 2899840
00797270 0000000000016886

CH TO NMD
PAYEE ALL
RTS RSVD

Ck #: 1139 02/16/2022 Amt: \$1,210.00

Peachtree Lane Improvement Association Inc. CIT Bank 001140
4130 E Van Buren St, Suite 380
Phoenix, AZ 85008
February 17, 2022

PAY TO THE ORDER OF CITY OF PHOENIX \$94.02

NINETY FOUR AND 02/100 ***** DOLLARS

CITY OF PHOENIX
PO BOX 29100
PHOENIX, AZ
85038

MEMO: Invoice# 3054910000-FEB2022

001140 1:104002894: 50657259*

Ck #: 1140 02/25/2022 Amt: \$94.02

JP MORGAN CHASE BANK NA
022522 022522
2899840 2899840
00797270 0000000000016886

CH TO NMD
PAYEE ALL
RTS RSVD

Ck #: 1140 02/25/2022 Amt: \$94.02

Peachtree Lane Improvement Association Inc. CIT Bank 001141
4130 E. Van Buren St., Suite 350
Phoenix, AZ 85008
February 17, 2022
PAY TO THE ORDER OF AZ PEST ELIMINATION \$120.00
ONE HUNDRED TWENTY AND 00/100 ***** DOLLARS
AZ Pest Elimination
P O Box 1382
Tolleson, AZ 85353
MEMO: Invoice # 31848-FEB
001141 101040028944 50657259*

Ck #: 1141 02/25/2022 Amt: \$120.00

Peachtree Lane Improvement Association Inc. CIT Bank 001141
4130 E. Van Buren St., Suite 350
Phoenix, AZ 85008
February 17, 2022
PAY TO THE ORDER OF AZ PEST ELIMINATION \$120.00
ONE HUNDRED TWENTY AND 00/100 ***** DOLLARS
AZ Pest Elimination
P O Box 1382
Tolleson, AZ 85353
MEMO: Invoice # 31848-FEB
001141 101040028944 50657259*

Ck #: 1141 02/25/2022 Amt: \$120.00

Peachtree Lane Improvement Association Inc. CIT Bank 001142
4130 E. Van Buren St., Suite 350
Phoenix, AZ 85008
February 17, 2022
PAY TO THE ORDER OF CLEAR & HAPPY POOLS LLC \$350.00
THREE HUNDRED FIFTY AND 00/100 ***** DOLLARS
Clear & Happy Pools LLC
P O Box 75295
Phoenix, AZ 85087
MEMO: Invoice # 3449-FEB
001142 101040028944 50657259*

Ck #: 1142 02/22/2022 Amt: \$350.00

Peachtree Lane Improvement Association Inc. CIT Bank 001142
4130 E. Van Buren St., Suite 350
Phoenix, AZ 85008
February 17, 2022
PAY TO THE ORDER OF CLEAR & HAPPY POOLS LLC \$350.00
THREE HUNDRED FIFTY AND 00/100 ***** DOLLARS
Clear & Happy Pools LLC
P O Box 75295
Phoenix, AZ 85087
MEMO: Invoice # 3449-FEB
001142 101040028944 50657259*

Ck #: 1142 02/22/2022 Amt: \$350.00

Peachtree Lane Improvement Association Inc. CIT Bank 001145
4130 E. Van Buren St., Suite 350
Phoenix, AZ 85008
February 24, 2022
PAY TO THE ORDER OF PEACHTREE LANE IMPROVEMENT ASSOCIATION \$1,008.33
ONE THOUSAND EIGHT AND 33/100 ***** DOLLARS
Peachtree Lane Improvement Association
MEMO: Invoice # 02182022
001145 101040028944 50657259*

Ck #: 1145 02/25/2022 Amt: \$1,008.33

Peachtree Lane Improvement Association Inc. CIT Bank 001145
4130 E. Van Buren St., Suite 350
Phoenix, AZ 85008
February 24, 2022
PAY TO THE ORDER OF PEACHTREE LANE IMPROVEMENT ASSOCIATION \$1,008.33
ONE THOUSAND EIGHT AND 33/100 ***** DOLLARS
Peachtree Lane Improvement Association
MEMO: Invoice # 02182022
001145 101040028944 50657259*

Ck #: 1145 02/25/2022 Amt: \$1,008.33

Peachtree Lane Improvement Association
Reconciliation Report

CIT Bank - Operating Checking-1000
Statement Date: 2/28/2022

Statement Balance: \$40,903.68
GL Balance: \$39,746.04
Last Statement Balance: \$45,277.41
Outstanding Checks: \$1,822.64
Outstanding Deposits: \$665.00
Calculated Balance: \$40,903.68
GL vs. Balance Difference: \$0.00

Cleared

| Checks | Description | Date | Check # | Amount |
|------------------------------|---|-----------|---------|--------------------|
| | Payment: 360 Community Management, Check #: 1138, Invoice #: 3884-JAN | 1/31/2022 | 1138 | -\$776.13 |
| | Payment: APS, Manual Payment, Invoice #: 01312022 | 1/31/2022 | 1312022 | -\$421.63 |
| | Payment: Haddox & Sons Electric, LLC, Check #: 1137, Invoice #: 5110 | 2/2/2022 | 1137 | -\$4,000.00 |
| | Payment: COX, Check #: 1135, Invoice #: 01172022-JAN | 2/4/2022 | 1135 | -\$2,059.78 |
| | Payment: COX, Check #: 1136, Invoice #: 0018501041850301-FEB | 2/4/2022 | 1136 | -\$2,067.08 |
| | Payment: CAU INS., On-Line Payment, Invoice #: 02042022-FEB | 2/4/2022 | On-Line | -\$524.00 |
| | Payment: Clear & Happy Pools LLC, Check #: 1139, Invoice #: 3390-Repair | 2/11/2022 | 1139 | -\$1,210.00 |
| | Payment: CITY OF PHOENIX, Check #: 1140, Invoice #: 3054910000-FEB2022 | 2/17/2022 | 1140 | -\$94.02 |
| | Payment: AZ Pest Elimination, Check #: 1141, Invoice #: 31849-FEB | 2/17/2022 | 1141 | -\$120.00 |
| | Payment: Clear & Happy Pools LLC, Check #: 1142, Invoice #: 3449-FEB | 2/17/2022 | 1142 | -\$350.00 |
| | Payment: Southwest Gas, Manual Payment, Invoice #: 02222022 | 2/22/2022 | 2222022 | -\$294.52 |
| | Payment: Peachtree Lane Improvement Association, Check #: 1145, Invoice #: 02192022 | 2/24/2022 | 1145 | -\$1,008.33 |
| Total Cleared Checks: | | | | \$12,925.49 |

| Deposits | Description | Date | Amount |
|--------------------------------|---|-----------|-------------------|
| | Payment-Thank You | 1/29/2022 | \$325.00 |
| | Payment-Thank You | 2/1/2022 | \$325.00 |
| | Payment-Thank You | 2/1/2022 | \$325.00 |
| | Payment-Thank You | 2/2/2022 | \$325.00 |
| | Payment-Thank You | 2/3/2022 | \$650.00 |
| | ACH Payment - Thank You. | 2/4/2022 | \$3,900.00 |
| | Payment-Thank You | 2/7/2022 | \$325.00 |
| | Payment-Grand Canyon Title Agency 16225360 | 2/7/2022 | \$325.00 |
| | Payment-Grand Canyon Title Agency 16225360 Disclosure Fee | 2/7/2022 | \$400.00 |
| | Payment-Grand Canyon Title Agency 16225360 Pool Key | 2/7/2022 | \$25.00 |
| | Payment-Grand Canyon Title Agency 16225360 March dues | 2/7/2022 | \$325.00 |
| | Payment-Thank You | 2/8/2022 | \$325.00 |
| | Payment-Thank You | 2/9/2022 | \$325.00 |
| | Payment-Thank You | 2/9/2022 | \$325.00 |
| | Payment-Thank You | 2/14/2022 | \$162.50 |
| | Payment-Thank You | 2/28/2022 | \$162.50 |
| | 4111 - Interest Income-Operating | 2/28/2022 | \$1.76 |
| Total Cleared Deposits: | | | \$8,551.76 |

Outstanding

Peachtree Lane Improvement Association
Reconciliation Report

CIT Bank - Operating Checking-1000
Statement Date: 2/28/2022

Statement Balance: \$40,903.68
GL Balance: \$39,746.04
Last Statement Balance: \$45,277.41
Outstanding Checks: \$1,822.64
Outstanding Deposits: \$665.00
Calculated Balance: \$40,903.68
GL vs. Balance Difference: \$0.00

| Checks | Description | Date | Check # | Amount |
|----------|--|------------------------------------|---------|-------------------|
| | Payment: M.E.H. Pool Services & PoolWerx Union, Check #: 1143, Invoice #: 205604-1 - Spa Repair | 2/17/2022 | 1143 | -\$194.00 |
| | Payment: Mow Better Landscaping, Check #: 1144, Invoice #: 6733-DEC | 2/24/2022 | 1144 | -\$1,020.00 |
| | Payment: 360 Community Management, Check #: 1146, Invoice #: 3960-FEB | 2/28/2022 | 1146 | -\$608.64 |
| | | Total Outstanding Checks: | | \$1,822.64 |
| Deposits | Description | Date | | Amount |
| | Payment-Thank You | 2/26/2022 | | \$340.00 |
| | Payment-Thank You | 2/28/2022 | | \$325.00 |
| | | Total Outstanding Deposits: | | \$665.00 |



PO Box 64084
 Phoenix, AZ 85082
 866.800.4656 (toll free)

Primary Account Number Ending In 3796
 Statement Date Feb 28, 2022
 Page 1 of 2

999-00000-000000

360 PROPERTY MANAGEMENT AGENT FOR
 PEACHTREE LANE IMPROVEMENT ASSOCIATION I
 RESERVE
 4130 E VAN BUREN ST STE 360
 PHOENIX AZ 85008-6983

*******3796 - CAB MONEY MARKET**

| | | | |
|-------------------|--------------|--------------------------------|--------------|
| Beginning Balance | \$150,593.65 | Average Daily Balance | \$150,737.69 |
| Total Deposits | \$1,008.33 | Year-To-Date Interest Paid | \$36.41 |
| Total Withdrawals | \$0.00 | Days in Statement Period | 28 |
| Interest Paid | \$17.35 | Annual Percentage Yield Earned | 0.15% |
| Ending Balance | \$151,619.33 | | |

TRANSACTION DETAIL

DEPOSITS/CREDITS

| Date | Description | Amount |
|-------|---------------|------------|
| 02/25 | IMAGE DEPOSIT | \$1,008.33 |
| 02/28 | INTEREST PYMT | \$17.35 |

Peachtree Lane Improvement Association
Reconciliation Report

CIT Bank - Reserve Checking-1500
Statement Date: 2/28/2022

Statement Balance: \$151,619.33
GL Balance: \$151,619.33
Last Statement Balance: \$150,593.65
Outstanding Checks: \$0.00
Outstanding Deposits: \$0.00
Calculated Balance: \$151,619.33
GL vs. Balance Difference: \$0.00

Cleared

| Checks | Description | Date | Check # | Amount |
|--------------------------------|--------------------------------|-----------|---------|-------------------|
| Total Cleared Checks: | | | | \$0.00 |
| Deposits | Description | Date | | Amount |
| | Open Deposit Slip: 2/25/2022 | 2/25/2022 | | \$1,008.33 |
| | 4301 - Reserve Interest Income | 2/28/2022 | | \$17.35 |
| Total Cleared Deposits: | | | | \$1,025.68 |

Outstanding

| Checks | Description | Date | Check # | Amount |
|------------------------------------|-------------|------|---------|---------------|
| Total Outstanding Checks: | | | | \$0.00 |
| Deposits | Description | Date | | Amount |
| Total Outstanding Deposits: | | | | \$0.00 |

Peachtree Lane Improvement Association Inc.
Deposit Listing - 1000 - Operating Checking
2/1/2022-2/28/2022

| GLID | Unit | Received From | Date Received | Ref Number | Amount | Total |
|--------|------|---|---------------|--------------|----------|--------------------------|
| 527521 | 19 | Edyta Pedlowska | 2/1/2022 | 272829506 | \$325.00 | |
| 527523 | 10 | Kyle Hamilton | 2/1/2022 | 272833332 | \$325.00 | |
| | | | | | | \$650.00 |
| 528565 | 4 | S Craig Hanson | 2/2/2022 | 000000008635 | \$325.00 | |
| 528924 | 27 | Walter A Roman | 2/3/2022 | 000749429962 | \$325.00 | |
| 528924 | 7 | Maria and Elaine Fraiz | 2/3/2022 | 000000001138 | \$325.00 | |
| | | | | | | \$650.00 |
| 529195 | 12 | Maureen D. Thelen | 2/4/2022 | | \$325.00 | |
| 529195 | 16 | Nora E Mackenzie | 2/4/2022 | | \$325.00 | |
| 529195 | 17 | William F. Auther and Allison H. Wiener | 2/4/2022 | | \$325.00 | |
| 529195 | 18 | James F Krafka | 2/4/2022 | | \$325.00 | |
| 529195 | 20 | Maria Pupillo | 2/4/2022 | | \$325.00 | |
| 529195 | 21 | Joel D and Theresa R Hooper | 2/4/2022 | | \$325.00 | |
| 529195 | 22 | Lloyd D and Jane L Howard | 2/4/2022 | | \$325.00 | |
| 529195 | 23 | Michael R and Sandra M Fox | 2/4/2022 | | \$325.00 | |
| 529195 | 26 | JBR LLC | 2/4/2022 | | \$325.00 | |
| 529195 | 30 | Carol A Bedner | 2/4/2022 | | \$325.00 | |
| 529195 | 6 | Karen A Smith | 2/4/2022 | | \$325.00 | |
| 529195 | 8 | Betty M Omelia | 2/4/2022 | | \$325.00 | |
| | | | | | | \$3,900.00 |
| 530128 | 2 | Alan M Lefcourt and Pauline A Sieverding | 2/7/2022 | 000000777777 | \$325.00 | |
| 532593 | 29 | Linda Dunn, on Behalf Fredonna Sarah Bowerman | 2/7/2022 | 03434007913 | \$325.00 | |
| 532597 | 29 | Linda Dunn, on Behalf Fredonna Sarah Bowerman | 2/7/2022 | 034340007907 | \$400.00 | |
| 532599 | 29 | Robert L. and JoDee B. Janson | 2/7/2022 | 034340007907 | \$25.00 | |
| 532601 | 29 | Robert L. and JoDee B. Janson | 2/7/2022 | 034340007913 | \$325.00 | |
| | | | | | | \$1,400.00 |
| 530406 | 25 | Brioni F. Love | 2/8/2022 | 000000777777 | \$325.00 | |
| | | | | | | \$325.00 |
| 530677 | 3 | Joshua Paul Barelli | 2/9/2022 | 9008 | \$325.00 | |
| 530827 | 1 | Richard F and Kathleen A Albosta | 2/9/2022 | 000000005781 | \$325.00 | |
| | | | | | | \$650.00 |
| 533103 | 11 | Meredith J Orr | 2/14/2022 | 000000777777 | \$162.50 | |
| | | | | | | \$162.50 |
| 536296 | 13 | Enrique J | 2/26/2022 | 276792645 | \$340.00 | |
| | | | | | | \$340.00 |
| 536426 | 31 | Peter and Nina Blick | 2/28/2022 | 276956175 | \$325.00 | |
| 536829 | 11 | Meredith J Orr | 2/28/2022 | 000000777777 | \$162.50 | |
| | | | | | | \$487.50 |
| | | | | | | Total: \$8,890.00 |

Peachtree Lane Improvement Association Inc.
Check Register Report
2/1/2022 - 2/28/2022

| Account # | Check # | Check Date Invoice | Vendor or Payee Line Item | Check Amt | Expense Account | Invoice | Paid |
|---------------|---------|------------------------------------|---|-------------|---------------------------------|------------|------------|
| 1000 | 1137 | 2/2/2022 5110 | Haddox & Sons Electric, LLC 100 amp Electrical Panel | \$4,000.00 | 9000 Reserve Expenses | \$4,000.00 | \$4,000.00 |
| 1000 | On-Line | 2/4/2022 02042022-FEB | CAU INS. FEB 2022 Ins payment Policy CAU521033-1 | \$524.00 | 7202 General Liability Policy | \$524.00 | \$524.00 |
| 1000 | 1135 | 2/4/2022 01172022-JAN | COX 041850301 Chgs: DEC 23 2021 - JAN 22 2022 | \$2,059.78 | 7005 Cable TV | \$2,059.78 | \$2,059.78 |
| 1000 | 1136 | 2/4/2022 0018501041850301-FEB | COX 041850301 Chgs: JAN 23 - FEB 22 2022 | \$2,067.08 | 7005 Cable TV | \$2,067.08 | \$2,067.08 |
| 1000 | 1139 | 2/11/2022 3390-Repair | Clear & Happy Pools LLC Header w/Thermal Regulator, internal bypass installed - Temp Sensor Heat Probe installed | \$1,210.00 | 6713 Pool Repairs | \$1,210.00 | \$1,210.00 |
| 1000 | 1140 | 2/17/2022 3054910000-FEB2022 | CITY OF PHOENIX 3054910000 - DEC 30 2021 - JAN 28 2022 | \$94.02 | 7004 Water | \$94.02 | \$94.02 |
| 1000 | 1141 | 2/17/2022 31849-FEB | AZ Pest Elimination FEB 2022 Pest Control | \$120.00 | 6518 Pest Control | \$120.00 | \$120.00 |
| 1000 | 1142 | 2/17/2022 3449-FEB | Clear & Happy Pools LLC FEB 2022 Pool Maintenance | \$350.00 | 6703 Pool Maintenance Contract | \$350.00 | \$350.00 |
| 1000 | 1143 | 2/17/2022 205604-1 - Spa Repair | M.E.H. Pool Services & PoolWerx Union Install new Spa Kill Switch | \$194.00 | 6713 Pool Repairs | \$194.00 | \$194.00 |
| 1000 | 2222022 | 2/22/2022 02222022 | Southwest Gas 910002002526 Billing: DEC 31 2021 - JAN 29 2022 | \$294.52 | 7002 Gas | \$294.52 | \$294.52 |
| 1000 | 1144 | 2/24/2022 6733-DEC | Mow Better Landscaping DEC 6, 14, 20, 28 2021 - 4 weeks Landscaping | \$1,020.00 | 6006 Landscape Contract | \$1,020.00 | \$1,020.00 |
| 1000 | 1145 | 2/24/2022 02192022 | Peachtree Lane Improvement Association FEB 2022 Reserve Transfer | \$1,008.33 | 5027 Reserve Transfer | \$1,008.33 | \$1,008.33 |
| 1000 | 1146 | 2/28/2022 3960-FEB | 360 Community Management Postage | \$608.64 | 5020 Postage | \$2.59 | \$2.59 |
| | | 3960-FEB | Owner's Delinquency Letter | | 5011 Owners Delinquency Letters | \$3.00 | \$3.00 |
| | | 3960-FEB | General Owner Mailing | | 5030 Mailings/Letters | \$6.00 | \$6.00 |
| | | 3960-FEB | FEB -Owners' Billing Stmt's (mailed and emailed) | | 5025 Statements Billing | \$52.05 | \$52.05 |
| | | 3960-FEB | FEB -Base Management Contract Services | | 5016 Management Fees | \$545.00 | \$545.00 |
| Total: | | | | \$13,550.37 | | | |

Peachtree Lane Improvement Association Inc.
Prepaid Report
Period Through: 2/28/2022

| Unit | Account Number | Homeowner | Address | Balance |
|----------------|-----------------------|-------------------------------|-------------------|-------------------|
| 5 | 106500050 | Holly W. Basteyns | 10 W Georgia Ave. | \$12.38 |
| 11 | 106500110 | Meredith J Orr | 10 W Georgia Ave. | \$862.14 |
| 13 | 106500130 | Enrique J | 10 W Georgia Ave. | \$15.00 |
| 24 | 106500240 | John Grogan Living Trust | 10 W Georgia Ave. | \$703.00 |
| 29 | 106500291 | Robert L. and JoDee B. Janson | 10 W Georgia Ave. | \$325.00 |
| 31 | 106500311 | Peter and Nina Blick | 10 W Georgia Ave. | \$325.00 |
| Totals: | | | | <u>\$2,242.52</u> |

Peachtree Lane Improvement Association Inc.
Cash Application Report
2/1/2022 - 2/28/2022

| Unit | Account Number | Owner | Date | Credit Payment | Income Account | Applied Amount | Application Date |
|------|----------------|---|------------|----------------|------------------------------|----------------|------------------|
| 1 | 106500010 | Richard F and Kathleen A Albosta | 2/9/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/9/2022 |
| 10 | 106500100 | Kyle Hamilton | 2/1/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/1/2022 |
| 11 | 106500110 | Meredith J Orr | 11/22/2021 | (\$162.50) | 2100 - Prepaid Assessments | (\$49.64) | 2/1/2022 |
| | | | | | 4100 - Assessments | \$49.64 | 2/1/2022 |
| | | | 12/6/2021 | (\$162.50) | 2100 - Prepaid Assessments | (\$162.50) | 2/1/2022 |
| | | | | | 4100 - Assessments | \$162.50 | 2/1/2022 |
| | | | 12/20/2021 | (\$162.50) | 2100 - Prepaid Assessments | (\$112.86) | 2/1/2022 |
| | | | | | 4100 - Assessments | \$112.86 | 2/1/2022 |
| | | | 2/14/2022 | (\$162.50) | 2100 - Prepaid Assessments | \$162.50 | 2/14/2022 |
| | | | 2/28/2022 | (\$162.50) | 2100 - Prepaid Assessments | \$162.50 | 2/28/2022 |
| 12 | 106500120 | Maureen D. Thelen | 2/4/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/4/2022 |
| 13 | 106500130 | Enrique J | 2/26/2022 | (\$340.00) | 4100 - Assessments | \$325.00 | 2/26/2022 |
| | | | | | 2100 - Prepaid Assessments | \$15.00 | 2/26/2022 |
| 15 | 106500150 | Michelle Voss | 1/27/2022 | (\$325.00) | 2100 - Prepaid Assessments | (\$325.00) | 2/1/2022 |
| | | | | | 4100 - Assessments | \$325.00 | 2/1/2022 |
| 16 | 106500160 | Nora E Mackenzie | 2/4/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/4/2022 |
| 17 | 106500170 | William F. Auther and Allison H. Wiener | 2/4/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/4/2022 |
| 18 | 106500180 | James F Krafka | 2/4/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/4/2022 |
| 19 | 106500190 | Edyta Pedlowska | 2/1/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/1/2022 |
| 2 | 106500020 | Alan M Lefcourt and Pauline A Sieverding | 2/7/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/7/2022 |
| 20 | 106500200 | Maria Pupillo | 2/4/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/4/2022 |
| 21 | 106500210 | Joel D and Theresa R Hooper | 2/4/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/4/2022 |
| 22 | 106500220 | Lloyd D and Jane L Howard | 2/4/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/4/2022 |
| 23 | 106500230 | Michael R and Sandra M Fox | 2/4/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/4/2022 |
| 24 | 106500240 | John Grogan Living Trust | 11/29/2021 | (\$450.00) | 2100 - Prepaid Assessments | (\$253.00) | 2/1/2022 |
| | | | | | 4100 - Assessments | \$253.00 | 2/1/2022 |
| | | | 12/21/2021 | (\$375.00) | 2100 - Prepaid Assessments | (\$72.00) | 2/1/2022 |
| | | | | | 4100 - Assessments | \$72.00 | 2/1/2022 |
| 25 | 106500250 | Brioni F. Love | 2/8/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/8/2022 |
| 26 | 106500260 | JBR LLC | 2/4/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/4/2022 |
| 27 | 106500270 | Walter A Roman | 2/3/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/3/2022 |
| 28 | 106500280 | Price Living Trust | 1/27/2022 | (\$325.00) | 2100 - Prepaid Assessments | (\$325.00) | 2/1/2022 |
| | | | | | 4100 - Assessments | \$325.00 | 2/1/2022 |
| 29 | 106500290 | Linda Dunn, on Behalf Fredonna Sarah Bowerman | 2/7/2022 | (\$325.00) | 4100 - Assessments | \$325.00 | 2/7/2022 |
| | | | 2/7/2022 | (\$400.00) | 4127 - Disclosure Fee Income | \$400.00 | 2/7/2022 |

Peachtree Lane Improvement Association Inc.
Cash Application Report
2/1/2022 - 2/28/2022

| Unit | Account Number | Owner | Date | Credit | Payment | Income Account | Applied Amount | Application Date |
|------|----------------|-------------------------------|------------|------------|---------|----------------------------|----------------|------------------|
| 29 | 106500291 | Robert L. and JoDee B. Janson | 2/7/2022 | (\$25.00) | | 2100 - Prepaid Assessments | \$25.00 | 2/7/2022 |
| | | | 2/7/2022 | (\$325.00) | | 4118 - Pool Key | \$25.00 | 2/7/2022 |
| | | | | | | 2100 - Prepaid Assessments | \$300.00 | 2/7/2022 |
| 3 | 106500030 | Joshua Paul Barelli | 2/9/2022 | (\$325.00) | | 4100 - Assessments | \$325.00 | 2/9/2022 |
| 30 | 106500300 | Carol A Bedner | 2/4/2022 | (\$325.00) | | 4100 - Assessments | \$325.00 | 2/4/2022 |
| 31 | 106500311 | Peter and Nina Blick | 1/29/2022 | (\$325.00) | | 2100 - Prepaid Assessments | (\$325.00) | 2/1/2022 |
| | | | | | | 4100 - Assessments | \$325.00 | 2/1/2022 |
| | | | 2/28/2022 | (\$325.00) | | 2100 - Prepaid Assessments | \$325.00 | 2/28/2022 |
| 4 | 106500040 | S Craig Hanson | 2/2/2022 | (\$325.00) | | 4100 - Assessments | \$325.00 | 2/2/2022 |
| 5 | 106500050 | Holly W. Basteyns | 12/29/2021 | (\$300.00) | | 2100 - Prepaid Assessments | (\$12.38) | 2/1/2022 |
| | | | | | | 4100 - Assessments | \$12.38 | 2/1/2022 |
| | | | 1/28/2022 | (\$325.00) | | 2100 - Prepaid Assessments | (\$312.62) | 2/1/2022 |
| | | | | | | 4100 - Assessments | \$312.62 | 2/1/2022 |
| 6 | 106500060 | Karen A Smith | 2/4/2022 | (\$325.00) | | 4100 - Assessments | \$325.00 | 2/4/2022 |
| 7 | 106500070 | Maria and Elaine Fraiz | 2/3/2022 | (\$325.00) | | 4100 - Assessments | \$325.00 | 2/3/2022 |
| 8 | 106500080 | Betty M Omelia | 2/4/2022 | (\$325.00) | | 4100 - Assessments | \$325.00 | 2/4/2022 |

| Account Number | Account Name | Payment Total | Credit Total |
|----------------|-----------------------|-------------------|---------------|
| 2100 | Prepaid Assessments | (\$960.00) | \$0.00 |
| 4100 | Assessments | \$9,425.00 | \$0.00 |
| 4118 | Pool Key | \$25.00 | \$0.00 |
| 4127 | Disclosure Fee Income | \$400.00 | \$0.00 |
| | | \$8,890.00 | \$0.00 |

**Peachtree Lane Improvement Association Inc.
AR Aging Report-By Posting Code and Name
Period Through: 2/28/2022**

| UnitName | Total Due | Current | 30 days | 60 days | 90 days | Last Name | First Name | Status |
|---|-------------------|--------------------------------|---------------------|----------------|----------------|--|-------------------|-----------------------|
| 9 AZ Modern 2, LLC. An Arizona Limited Liability Company Assessment Late Fee | \$340.00 | \$325.00 \$15.00 | | | | AZ Modern 2, LLC. An Arizona Limited Liability Company | | Second Warning Notice |
| 13 Enrique J Assessment Insurance Assessment Late Fee | \$15.00 | \$15.00 | | | | Garcia | Enrique | |
| 14 Offerpad SPE Borrower A, LLC Assessment Late Fee Late Letter Admin/Rebill Fee | \$690.00 | \$325.00 \$15.00 \$10.00 | \$325.00 \$15.00 | | | Offerpad SPE Borrower A, LLC | | 30 Days Demand Notice |
| Totals: | \$1,045.00 | \$705.00 | \$340.00 | \$0.00 | \$0.00 | | | |

Peachtree Lane Improvement Association Inc.
Homeowner Resale Report
Escrow Date: 2/1/2022-2/28/2022

3/23/2022

| New Account # | New Owner | Unit Address 1 | Lot # | Previous Owner | Process Date | Escrow Date |
|----------------------|-------------------------------|-----------------------|--------------|---|---------------------|--------------------|
| 106500291 | Robert L. and JoDee B. Janson | 10 W Georgia Ave. | 29 | Linda Dunn, on Behalf Fredonna Sarah Bowerman | 2/11/2022 | 2/7/2022 |