

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:	\$(4,000.00)
Net Income (Loss):	\$(2,672.93)

Bank Balances:

Account balances at the end of February 2022:

 Operating Balance:
 \$ 39,746.04

 Reserve Balance:
 \$151,619.33

 Total Assets:
 \$191,365.37

*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	
Bank Accounts Total	\$191,365.37	
Assets Total		\$191,365.37
Liabilities and Equity		
Current Liablilities		
2100 - Prepaid Assessments	\$2,242.52	
Current Liablilities Total	\$2,242.52	
<u>Equity</u>		
3500 - Reserve Equity - General	\$130,206.77	
Equity Total	\$130,206.77	
Retained Earnings	\$55,063.28	
Net Income	\$3,852.80	
Liabilities & Equity Total		\$191,365.37

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

	2/1/2022 - 2/28/2022		1/1/2	1/1/2022 - 2/28/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Income							
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
Total Income	\$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							
Administrative Expense							
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
Total Administrative Expense	\$1,616.97	\$1,762.59	\$145.62	\$3,401.43	\$3,525.18	\$123.75	\$21,151.25
Insurance Expense							
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
Total Insurance Expense	\$524.00	\$815.09	\$291.09	\$1,582.00	\$1,630.18	\$48.18	\$9,781.00
Landscape Expense							
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
Total Landscape Expense	\$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
Maintenance Expense							
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
Pool/Spa Expense							
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>	40.00	A. 17	4.1	40.00	40.04	***	450.00
7301 - Income Taxes	\$0.00	\$4.17	\$4.17	\$0.00	\$8.34	\$8.34	\$50.00
7302 - FHA Review Total Tax Expense	\$0.00 \$0.00	\$70.83 \$75.00	\$70.83 \$75.00	\$0.00 \$0.00	\$141.66 \$150.00	\$141.66 \$150.00	\$850.00 \$900.00
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Utilities Expense	ድር ዕር	¢420.47	¢420.47	¢404 60	4050 24	¢426.74	¢5 450 00
7001 - Electric 7002 - Gas	\$0.00	\$429.17	\$429.17	\$421.63	\$858.34	\$436.71	\$5,150.00
7002 - Gas 7004 - Water	\$294.52	\$166.67 \$167.40	(\$127.85) \$73.38	\$599.64	\$333.34	(\$266.30) \$151.05	\$2,000.00
7004 - Water 7005 - Cable TV	\$94.02 \$4,126.86	\$2,208.33	(\$1,918.53)	\$183.75 \$4,126.86	\$334.80 \$4,416.66	\$151.05	\$2,008.75 \$26,500.00
Total Utilities Expense	\$4,515.40	\$2,206.33	(\$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
		40,002	(\$0.0120)		4.1.,20.10.	ΨΞ,: σσ.:σσ	Ψ.σσ,σσσ.σσ
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							
Reserve Income							
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							
Reserve Expense							
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
		. 32 2022	
Income			
<u>Income</u>	449.499.99	20.407.00	***
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
Total Income	\$10,477.28	\$9,851.76	\$20,329.04
Total Income	\$10,477.28	\$9,851.76	\$20,329.04
Expense			
Administrative Expense			
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
Total Administrative Expense	\$1,784.46	\$1,616.97	\$3,401.43
Insurance Expense			
7202 - General Liability	44.050.00	4504.00	* 4 * 500 00
Policy	\$1,058.00	\$524.00	\$1,582.00
Total Insurance Expense	\$1,058.00	\$524.00	\$1,582.00
Landscape Expense			
6006 - Landscape Contract	\$0.00	\$1,020.00	\$1,020.00
Total Landscape Expense	\$0.00	\$1,020.00	\$1,020.00
Maintenance Expense			
6518 - Pest Control	\$120.00	\$120.00	\$240.00
6527 - Unit Repairs	\$850.00	\$0.00	\$850.00
Total Maintenance Expense	\$970.00	\$120.00	\$1,090.00
Pool/Spa Expense			
6703 - Pool Maintenance Contract	\$350.00	\$350.00	\$700.00
6713 - Pool Repairs	\$0.00	\$1,404.00	\$1,404.00
Total Pool/Spa Expense	\$350.00	\$1,754.00	\$2,104.00
	ψ550.00	ψ1,734.00	Ψ2, 107.00

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
7001 - Electric 7002 - Gas	\$305.12	\$294.52	\$599.64
7002 - Gas 7004 - Water	\$89.73	\$94.02	\$183.75
7005 - Cable TV	\$0.00	\$4,126.86	\$4,126.86
Total Utilities Expense	\$816.48	\$4,515.40	\$5,331.88
Total Expense	\$4,978.94	\$9,550.37	\$14,529.31
Operating Net Income	\$5,498.34	\$301.39	\$5,799.73
Reserve Income			
Reserve Income			
4301 - Reserve Interest Income	\$19.06	\$17.35	\$36.41
4303 - Received from Operating	\$1,008.33	\$1,008.33	\$2,016.66
Total Reserve Income	\$1,027.39	\$1,025.68	\$2,053.07
Total Reserve Income	\$1,027.39	\$1,025.68	\$2,053.07
Reserve Expense			
Reserve Expense			
9000 - Reserve Expenses	\$0.00	\$4,000.00	\$4,000.00
Total Reserve Expense	\$0.00	\$4,000.00	\$4,000.00
Total Reserve Expense	\$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

Primary Account Number Ending In Statement Date

Feb 28, 2022 Page 1 of 5

7259

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 Total Deposits Total Withdrawals Interest Paid Ending Balance	\$45,277.41 \$8,550.00 \$12,925.49 \$1.76 \$40,903.68	Average Daily Balance Year-To-Date Interest Paid Days in Statement Period Annual Percentage Yield Earned	\$45,824.97 \$3.68 28 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	\$325.00
	360 COMMUNITY MANAGEME	
	#####138	
02/04	PEACHTREE LANE I HOA DUES	\$3,900.00
	860506196	
	-SETT-A228SFTP5	
02/04	PAYLEASE.COM CREDIT	\$650.00
	360 COMMUNITY MANAGEME	
	#####861	
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	\$41.78
	PEACHTREE LANE IMPROVE	
	#####1000	
02/02	APS ELECTRIC PMT PAYMENT	\$379.85
	PEACHTREE LANE IMPROVE	
	#####1000	
02/07	COMMUNITY ASSOCI PAYMENTS	\$524.00
	CIT BANK	
	7347000	
02/23	SOUTHWEST GAS PAYMENT	\$294.52
	PEACHTREE HOMEOWNERS A	
	B#####5851546	

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			

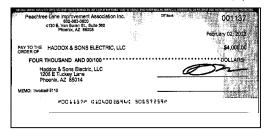
^{*} Skip in check sequence







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



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



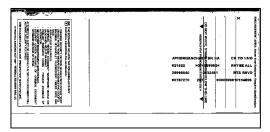
Ck #: 1138 02/11/2022 Amt: \$776.13



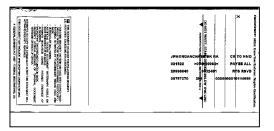
Ck #: 1139 02/16/2022 Amt: \$1,210.00



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



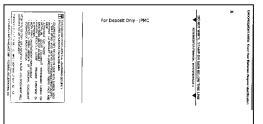
Ck #: 1135 02/16/2022 Amt: \$2,059.78



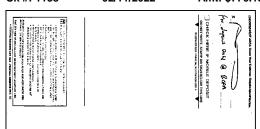
Ck #: 1136 02/16/2022 Amt: \$2,067.08



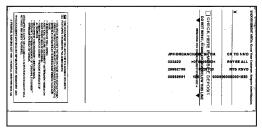
Ck #: 1137 02/14/2022 Amt: \$4,000.00



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



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



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



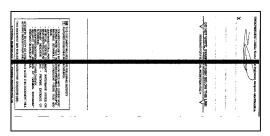
Ck #: 1141	02/25/2022	Amt: \$120.00

Peachtree Lane Improvement Association Inc. 602-863-3600 4130 E_Ven Buren St., Suite 360	CIT Bank	001142
Phoenix, AZ 85008		February 17, 2022
PAY TO THE 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		
10011421 (104002894); 506	77559	

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



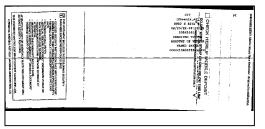
Ck #: 1145 02/25/2022 Amt: \$1,008.33



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



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



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
	•	2/7/2022		\$325.00
	Payment-Grand Canyon Title Agency 16225360	2/1/2022		φ323.00
	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
		0/0/0000		#205.00
	Payment-Thank You	2/9/2022		\$325.00
	•	2/9/2022 2/14/2022		·
	Payment-Thank You	2/14/2022		\$162.50
	Payment-Thank You Payment-Thank You	2/14/2022 2/28/2022		\$162.50 \$162.50
	Payment-Thank You	2/14/2022 2/28/2022 2/28/2022	leared Deposits:	\$162.50

Peachtree Lane Improvement Association Reconciliation Report

CIT Bank - Operating Checking-1000 Statement Balance: \$40,903.68 Statement Date: 2/28/2022 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 Check # Description Date **Amount** Payment: M.E.H. Pool Services & PoolWerx Union, 2/17/2022 -\$194.00 1143 Check #: 1143, Invoice #: 205604-1 - Spa Repair Payment: Mow Better Landscaping, Check #: 1144, 2/24/2022 1144 -\$1,020.00 Invoice #: 6733-DEC Payment: 360 Community Management, Check #: 2/28/2022 1146 -\$608.64 1146, Invoice #: 3960-FEB **Total Outstanding Checks:** \$1,822.64 **Deposits** Description Date **Amount** Payment-Thank You 2/26/2022 \$340.00

2/28/2022

Total Outstanding Deposits:

\$325.00

\$665.00

Payment-Thank You

Primary Account Number Ending In Statement Date

3796 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 Average Daily Balance \$150,593.65 \$150,737.69 Year-To-Date Interest Paid **Total Deposits** \$1,008.33 \$36.41 Total Withdrawals Days in Statement Period \$0.00 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 Balance: \$151,619.33

Statement Date: 2/28/2022 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
		Tota	l 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

Amount	Check #	Date	Description	Checks
\$0.00	tstanding Checks:	Total Ou		
Amount		Date	Description	Deposits
\$0.00	standing Deposits:	Total Outs	<u> </u>	

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	·
		- 3				\$325.00
528924	27	Walter A Roman	2/3/2022	000749429962	\$325.00	4020.00
528924		Maria and Elaine Fraiz	2/3/2022	000000001138	\$325.00	
	-		_, _, _, _		**	\$650.00
529195	12	Maureen D. Thelen	2/4/2022		\$325.00	φοσσ.σσ
	16	Nora E Mackenzie	2/4/2022		\$325.00	
	17	William F. Auther and Allison H. Wiener	2/4/2022		\$325.00	
	18	James F Krafka	2/4/2022		\$325.00	
	20	Maria Pupillo	2/4/2022		\$325.00	
	21	Joel D and Theresa R Hooper	2/4/2022		\$325.00	
	22	Lloyd D and Jane L Howard	2/4/2022		\$325.00	
	23	Michael R and Sandra M Fox	2/4/2022		\$325.00	
	26	JBR LLC	2/4/2022		\$325.00	
	30	Carol A Bedner	2/4/2022		\$325.00	
	6	Karen A Smith	2/4/2022		\$325.00	
529195	-	Betty M Omelia	2/4/2022		\$325.00	
020100	U	Botty W Omona	2/4/2022		Ψ020.00_	\$3,900.00
530128	2	Alan M Lefcourt and Pauline A Sieverding	2/7/2022	000000777777	\$325.00	ψ0,000.00
	29	Linda Dunn, on Behalf Fredonna Sarah Bowerman	2/7/2022	03434007913	\$325.00	
	29	Linda Dunn, on Behalf Fredonna Sarah Bowerman	2/7/2022	034340007907	\$400.00	
	29	Robert L. and JoDee B. Janson	2/7/2022	034340007907	\$25.00	
	29	Robert L. and JoDee B. Janson	2/7/2022	034340007913	\$325.00	
002001		Trobott E. and Goboo B. Garloon	2,1,2022	001010001010	Ψ020.00_	\$1,400.00
530406	25	Brioni F. Love	2/8/2022	000000777777	\$325.00	Ψ1,400.00
300400	20	Bhoth 1 . Love	2/0/2022	000000111111	Ψ020.00_	\$325.00
530677	2	Joshua Paul Barelli	2/9/2022	9008	\$325.00	ψ323.00
530827		Richard F and Kathleen A Albosta	2/9/2022	000000005781	\$325.00	
330027	'	Monard I and Mathieen A Albosta	2/9/2022	000000000101	Ψ020.00_	\$650.00
533103	11	Meredith J Orr	2/14/2022	000000777777	\$162.50	\$650.00
333103	11	Merediti 3 Off	2/14/2022	000000777777	\$102.50_	¢400 F0
E20200	40	France I	2/26/2022	070700045	#240.00	\$162.50
536296	13	Enrique J	2/26/2022	276792645	\$340.00_	#040.00
E00400	0.4	Datas and Nine Dilet	0/00/0000	070050475	#005.00	\$340.00
	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

		Check Date	Check Date Vendor or Payee		
Accou #	^{nt} Check #	Invoice	Line Item	Check Amt	Expense Account Invoice Paid
1000	1137	2/2/2022	Haddox & Sons Electric, LLC	\$4,000.00	
		5110	100 amp Electrical Panel		9000 Reserve Expenses \$4,000.00\$4,000.00
1000	On-Line	2/4/2022	CAU INS.	\$524.00	
		02042022-FEB	FEB 2022 Ins payment Policy CAU521033-1		7202 General Liability Policy \$524.00 \$524.00
1000	1135	2/4/2022	COX	\$2,059.78	
		01172022-JAN	041850301 Chgs: DEC 23 2021 - JAN 22 2022		7005 Cable TV \$2,059.78\$2,059.78
1000	1136	2/4/2022	COX	\$2,067.08	
	(0018501041850301 FEB	O41850301 Chgs: JAN 23 - FEB 22 2022		7005 Cable TV \$2,067.08\$2,067.08
1000	1139	2/11/2022	Clear & Happy Pools LLC	\$1,210.00	
		3390-Repair	Header w/Thermal Regulator, internal bypass installed - Temp Sensor Heat Probe installed		6713 Pool Repairs \$1,210.00\$1,210.00
1000	1140	2/17/2022	CITY OF PHOENIX	\$94.02	
		3054910000- FEB2022	3054910000 - DEC 30 2021 - JAN 28 2022		7004 Water \$94.02 \$94.02
		FEB2022			
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	Clear & Happy Pools LLC	\$350.00	
		3449-FEB	FEB 2022 Pool Maintenance		6703 Pool Maintenance \$350.00 \$350.00 Contract
1000	1143	2/17/2022	M.E.H. Pool Services & PoolWerx Union	\$194.00	
		205604-1 - Spa Repair	Install new Spa Kill Switch		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
4000	4444	0/04/0000	-	£4.000.00	
1000	1144	2/24/2022	Mow Better Landscaping	\$1,020.00	6006 Landscape #4 020 00#4 020 00
		6733-DEC	DEC 6, 14, 20, 28 2021 - 4 weeks Landscaping		Contract \$1,020.00\$1,020.00
1000	1145	2/24/2022	Peachtree Lane Improvement Association	\$1,008.33	
		02192022	FEB 2022 Reserve Transfer		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 \$3.00 \$3.00 Letters
		3960-FEB	General Owner Mailing		5030 Mailings/Letters \$6.00 \$6.00
		3960-FEB	FEB -Owners' Billing Stmts (mailed and emailed)		5025 Štatements \$52.05 \$52.05
		3960-FEB	FEB -Base Management Contract Services		5016 Management \$545.00 \$545.00 Fees

Total: \$13,550.37

Peachtree Lane Improvement Association Inc. Prepaid Report

Period	Through:	2/28/2022
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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: \$2,242.52

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

Uni	t Number	Owner	Date	CreditPayment 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 (\$462 50) 2100 - Prepaid	\$49.64	2/1/2022
			12/6/2021	(\$162.50) Assessments	(\$162.50)	2/1/2022
				4100 - Assessments	\$162.50	2/1/2022
			12/20/2021	(\$162.50) 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	(\$325.00)	2/1/2022
13	100300130	Wildriene VOSS	1/21/2022	(\$325.00) Assessments 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	Assessments	(\$253.00)	2/1/2022
				4100 - Assessments (¢275 00) 2100 - Prepaid	\$253.00	2/1/2022
			12/21/2021	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
_•		9		Assessments 4100 - Assessments	\$325.00	2/1/2022
00	100500000	Linda Dunn, on Behalf Fredonna Sarah	01710000			
29	106500290	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 Accou	nt er C	Owner	Date	CreditPayment Income Account	Applied Amount	Application Date
29 106500)291 F	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 106500	0030 J	oshua Paul Barelli	2/9/2022	(\$325.00)4100 - Assessments	\$325.00	2/9/2022
30 106500	0300 C	Carol A Bedner	2/4/2022	(\$325.00)4100 - Assessments	\$325.00	2/4/2022
31 106500	0311 F	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 106500	0040 S	S Craig Hanson	2/2/2022	(\$325.00)4100 - Assessments	\$325.00	2/2/2022
5 106500	0050 F	Holly W. Basteyns	12/29/2021	(\$300.00) 2100 - Prepaid	(\$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 106500	0060 K	Karen A Smith	2/4/2022	(\$325.00)4100 - Assessments	\$325.00	2/4/2022
7 106500	0070 N	Aaria and Elaine Fraiz	2/3/2022	(\$325.00)4100 - Assessments	\$325.00	2/3/2022
8 106500	0080 E	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	60 days	90 s 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	Enriqu	e				
14	Offerpad SPE Borrower A, LLC Assessment Late Fee Late Letter Admin/Rebill Fee	\$690.00	\$325.00\$325 \$15.00 \$15. \$10.00			Offerpad SPE Borrower A, LLC		30 Days Demand Notice				
	Totals:	\$1,045.0	\$1,045.00\$705.00\$340.00\$0.00									

Peachtree Lane Improvement Association Inc.

Homeowner Resale Report

Escrow Date: 2/1/2022-2/28/2022

3/23/2022

New Accoun #	t 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