



**360** | COMMUNITY  
MANAGEMENT

Peachtree Lane Improvement Association Inc.

Accounting Manager's Report

**January 2022 Financials:**

**Revenue** generated during January was **\$10,477.28.** This breaks down as follows:

Assessment Income:	\$10,400.00
Certified Mail Income:	\$ 5.36
Operating Interest Income:	\$ 1.92
Late/Demand Fee Income:	\$ 60.00
Statement/Rebill Fee Income:	\$ 10.00

**Operating Expenses** for the month of January are **\$4,978.94.**

<b>Operating Net Income (Loss):</b>	<b>\$5,498.34</b>
Reserves Interest Income:	\$ 19.06
Received From Operating:	\$1,008.33
Reserve Expenses:	<u>\$( 0.00)</u>
<b>Net Income (Loss):</b>	<b><u>\$6,525.73</u></b>

**Bank Balances:**

Account balances at the end of January 2022:

Operating Balance:	\$ 44,404.65
Reserve Balance:	<u>\$150,593.65</u>
<b>Total Assets:</b>	<b><u>\$194,998.30</u></b>

### **\*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 \$3,202.52 as of January 31, 2022, according to the Prepaid Report as of that same date.
- Peachtree Lane Improvement paid the following additional expenses in January 2022:  
The Hanover Group \$534.00 for workman's compensation insurance and Revival's Pro Painting \$850.00 for unit repairs. For additional details and copies of the invoices see the AP Distribution Package.

**Peachtree Lane Improvement Association Inc.**  
**Balance Sheet**  
**1/31/2022**

**Assets**

Bank Accounts

1000 - Operating Checking	\$44,404.65
1500 - Reserve Checking	\$150,593.65

<u>Bank Accounts Total</u>	<u>\$194,998.30</u>
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<i>Assets Total</i>	\$194,998.30
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**Liabilities and Equity**

Current Liabilities

2100 - Prepaid Assessments	\$3,202.52
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<u>Current Liabilities Total</u>	<u>\$3,202.52</u>
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Equity

3500 - Reserve Equity - General	\$130,206.77
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<u>Equity Total</u>	<u>\$130,206.77</u>
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<u>Retained Earnings</u>	\$55,063.28
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<u>Net Income</u>	\$6,525.73
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<i>Liabilities &amp; Equity Total</i>	\$194,998.30
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**Peachtree Lane Improvement Association Inc.**  
**Budget Comparison Report**  
**1/1/2022 - 1/31/2022**

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4100 - Assessments	\$10,400.00	\$10,075.00	\$325.00	\$10,400.00	\$10,075.00	\$325.00	\$120,900.00
4102 - Insurance Assessments	\$0.00	\$732.17	(\$732.17)	\$0.00	\$732.17	(\$732.17)	\$8,786.00
4107 - Certified Mail	\$5.36	\$0.00	\$5.36	\$5.36	\$0.00	\$5.36	\$0.00
4111 - Interest Income-Operating	\$1.92	\$0.00	\$1.92	\$1.92	\$0.00	\$1.92	\$0.00
4112 - Late/Demand Fee	\$60.00	\$0.00	\$60.00	\$60.00	\$0.00	\$60.00	\$0.00
4121 - Statement/Rebill Fee	\$10.00	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$0.00
<u>Total Income</u>	\$10,477.28	\$10,807.17	(\$329.89)	\$10,477.28	\$10,807.17	(\$329.89)	\$129,686.00
<b>Total Income</b>	\$10,477.28	\$10,807.17	(\$329.89)	\$10,477.28	\$10,807.17	(\$329.89)	\$129,686.00
<b>Expense</b>							
<u>Administrative Expense</u>							
5001 - Administrative Expense	\$0.00	\$7.50	\$7.50	\$0.00	\$7.50	\$7.50	\$90.00
5004 - Collection Fee	\$0.00	\$2.08	\$2.08	\$0.00	\$2.08	\$2.08	\$25.00
5007 - Corporate Documents & Filing Fees	\$0.00	\$5.83	\$5.83	\$0.00	\$5.83	\$5.83	\$70.00
5009 - Election / Ballots	\$0.00	\$17.44	\$17.44	\$0.00	\$17.44	\$17.44	\$209.25
5011 - Owners Delinquency Letters	\$3.00	\$1.25	(\$1.75)	\$3.00	\$1.25	(\$1.75)	\$15.00
5013 - Legal Fees-General	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
5016 - Management Fees	\$545.00	\$545.00	\$0.00	\$545.00	\$545.00	\$0.00	\$6,540.00
5019 - Office Supplies	\$160.00	\$13.33	(\$146.67)	\$160.00	\$13.33	(\$146.67)	\$160.00
5020 - Postage	\$3.08	\$5.00	\$1.92	\$3.08	\$5.00	\$1.92	\$60.00
5021 - Audit/Tax Preparation Fees	\$0.00	\$58.33	\$58.33	\$0.00	\$58.33	\$58.33	\$700.00
5022 - Collection Rebill Fees	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00	(\$10.00)	\$0.00
5025 - Statements Billing	\$52.05	\$45.83	(\$6.22)	\$52.05	\$45.83	(\$6.22)	\$550.00
5027 - Reserve Transfer	\$1,008.33	\$1,008.33	\$0.00	\$1,008.33	\$1,008.33	\$0.00	\$12,100.00
5028 - Violation Letters	\$0.00	\$0.75	\$0.75	\$0.00	\$0.75	\$0.75	\$9.00
5030 - Mailings/Letters	\$3.00	\$10.25	\$7.25	\$3.00	\$10.25	\$7.25	\$123.00
<u>Total Administrative Expense</u>	\$1,784.46	\$1,762.59	(\$21.87)	\$1,784.46	\$1,762.59	(\$21.87)	\$21,151.25
<u>Insurance Expense</u>							
7201 - Directors and Officers	\$0.00	\$82.92	\$82.92	\$0.00	\$82.92	\$82.92	\$995.00
7202 - General Liability Policy	\$1,058.00	\$732.17	(\$325.83)	\$1,058.00	\$732.17	(\$325.83)	\$8,786.00
<u>Total Insurance Expense</u>	\$1,058.00	\$815.09	(\$242.91)	\$1,058.00	\$815.09	(\$242.91)	\$9,781.00
<u>Landscape Expense</u>							
6004 - Flowers and Shrubs	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
6005 - Irrigation & Sprinkler Repairs	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
6006 - Landscape Contract	\$0.00	\$1,105.00	\$1,105.00	\$0.00	\$1,105.00	\$1,105.00	\$13,260.00
6007 - Palm Tree Skinning/Trim	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
6011 - Tree Installation	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
6012 - Tree Removal	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
6013 - Tree Trimming	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
6014 - Weed Control/Emergent	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
<u>Total Landscape Expense</u>	\$0.00	\$1,263.35	\$1,263.35	\$0.00	\$1,263.35	\$1,263.35	\$15,160.00
<u>Maintenance Expense</u>							
6503 - Common Area Lighting	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00

**Peachtree Lane Improvement Association Inc.**  
**Budget Comparison Report**  
**1/1/2022 - 1/31/2022**

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
6506 - Electrical Repairs/Installation	\$0.00	\$12.50	\$12.50	\$0.00	\$12.50	\$12.50	\$150.00
6514 - Maintenance Supplies	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
6515 - Monument Repairs/Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
6518 - Pest Control	\$120.00	\$120.00	\$0.00	\$120.00	\$120.00	\$0.00	\$1,440.00
6520 - Roof Repairs	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00
6527 - Unit Repairs	\$850.00	\$125.00	(\$725.00)	\$850.00	\$125.00	(\$725.00)	\$1,500.00
6530 - Termite Control	\$0.00	\$29.17	\$29.17	\$0.00	\$29.17	\$29.17	\$350.00
<b><u>Total Maintenance Expense</u></b>	<b>\$970.00</b>	<b>\$611.66</b>	<b>(\$358.34)</b>	<b>\$970.00</b>	<b>\$611.66</b>	<b>(\$358.34)</b>	<b>\$7,340.00</b>
<b><u>Pool/Spa Expense</u></b>							
6701 - Deck Repairs	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
6702 - Pool Chemicals	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
6703 - Pool Maintenance Contract	\$350.00	\$425.00	\$75.00	\$350.00	\$425.00	\$75.00	\$5,100.00
6704 - Pool Equipment	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00
6705 - Pool Permits	\$0.00	\$41.25	\$41.25	\$0.00	\$41.25	\$41.25	\$495.00
6707 - Fountain	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
6713 - Pool Repairs	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
<b><u>Total Pool/Spa Expense</u></b>	<b>\$350.00</b>	<b>\$1,132.91</b>	<b>\$782.91</b>	<b>\$350.00</b>	<b>\$1,132.91</b>	<b>\$782.91</b>	<b>\$13,595.00</b>
<b><u>Tax Expense</u></b>							
7301 - Income Taxes	\$0.00	\$4.17	\$4.17	\$0.00	\$4.17	\$4.17	\$50.00
7302 - FHA Review	\$0.00	\$70.83	\$70.83	\$0.00	\$70.83	\$70.83	\$850.00
<b><u>Total Tax Expense</u></b>	<b>\$0.00</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$0.00</b>	<b>\$75.00</b>	<b>\$75.00</b>	<b>\$900.00</b>
<b><u>Utilities Expense</u></b>							
7001 - Electric	\$421.63	\$429.17	\$7.54	\$421.63	\$429.17	\$7.54	\$5,150.00
7002 - Gas	\$305.12	\$166.67	(\$138.45)	\$305.12	\$166.67	(\$138.45)	\$2,000.00
7004 - Water	\$89.73	\$167.40	\$77.67	\$89.73	\$167.40	\$77.67	\$2,008.75
7005 - Cable TV	\$0.00	\$2,208.33	\$2,208.33	\$0.00	\$2,208.33	\$2,208.33	\$26,500.00
<b><u>Total Utilities Expense</u></b>	<b>\$816.48</b>	<b>\$2,971.57</b>	<b>\$2,155.09</b>	<b>\$816.48</b>	<b>\$2,971.57</b>	<b>\$2,155.09</b>	<b>\$35,658.75</b>
<b>Total Expense</b>	<b>\$4,978.94</b>	<b>\$8,632.17</b>	<b>\$3,653.23</b>	<b>\$4,978.94</b>	<b>\$8,632.17</b>	<b>\$3,653.23</b>	<b>\$103,586.00</b>
Operating Net Income	\$5,498.34	\$2,175.00	\$3,323.34	\$5,498.34	\$2,175.00	\$3,323.34	\$26,100.00
<b>Reserve Income</b>							
<b><u>Reserve Income</u></b>							
4301 - Reserve Interest Income	\$19.06	\$0.00	\$19.06	\$19.06	\$0.00	\$19.06	\$0.00
4303 - Received from Operating	\$1,008.33	\$0.00	\$1,008.33	\$1,008.33	\$0.00	\$1,008.33	\$0.00
<b><u>Total Reserve Income</u></b>	<b>\$1,027.39</b>	<b>\$0.00</b>	<b>\$1,027.39</b>	<b>\$1,027.39</b>	<b>\$0.00</b>	<b>\$1,027.39</b>	<b>\$0.00</b>
<b>Total Reserve Income</b>	<b>\$1,027.39</b>	<b>\$0.00</b>	<b>\$1,027.39</b>	<b>\$1,027.39</b>	<b>\$0.00</b>	<b>\$1,027.39</b>	<b>\$0.00</b>
<b>Reserve Expense</b>							
<b><u>Reserve Expense</u></b>							
9002 - Capital Improvement Project	\$0.00	\$2,175.00	\$2,175.00	\$0.00	\$2,175.00	\$2,175.00	\$26,100.00
<b><u>Total Reserve Expense</u></b>	<b>\$0.00</b>	<b>\$2,175.00</b>	<b>\$2,175.00</b>	<b>\$0.00</b>	<b>\$2,175.00</b>	<b>\$2,175.00</b>	<b>\$26,100.00</b>
<b>Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$2,175.00</b>	<b>\$2,175.00</b>	<b>\$0.00</b>	<b>\$2,175.00</b>	<b>\$2,175.00</b>	<b>\$26,100.00</b>
Reserve Net Income	\$1,027.39	(\$2,175.00)	\$3,202.39	\$1,027.39	(\$2,175.00)	\$3,202.39	(\$26,100.00)
Net Income	\$6,525.73	\$0.00	\$6,525.73	\$6,525.73	\$0.00	\$6,525.73	\$0.00

**Peachtree Lane Improvement Association Inc.**

**Income Statement**

**1/1/2022 - 1/31/2022**

	Jan 2022	YTD
<b>Income</b>		
<u>Income</u>		
4100 - Assessments	\$10,400.00	\$10,400.00
4107 - Certified Mail	\$5.36	\$5.36
4111 - Interest Income- Operating	\$1.92	\$1.92
4112 - Late/Demand Fee	\$60.00	\$60.00
4121 - Statement/Rebill Fee	\$10.00	\$10.00
<u>Total Income</u>	\$10,477.28	\$10,477.28
<i>Total Income</i>	\$10,477.28	\$10,477.28
<b>Expense</b>		
<u>Administrative Expense</u>		
5011 - Owners Delinquency Letters	\$3.00	\$3.00
5016 - Management Fees	\$545.00	\$545.00
5019 - Office Supplies	\$160.00	\$160.00
5020 - Postage	\$3.08	\$3.08
5022 - Collection Rebill Fees	\$10.00	\$10.00
5025 - Statements Billing	\$52.05	\$52.05
5027 - Reserve Transfer	\$1,008.33	\$1,008.33
5030 - Mailings/Letters	\$3.00	\$3.00
<u>Total Administrative Expense</u>	\$1,784.46	\$1,784.46
<u>Insurance Expense</u>		
7202 - General Liability Policy	\$1,058.00	\$1,058.00
<u>Total Insurance Expense</u>	\$1,058.00	\$1,058.00
<u>Maintenance Expense</u>		
6518 - Pest Control	\$120.00	\$120.00
6527 - Unit Repairs	\$850.00	\$850.00
<u>Total Maintenance Expense</u>	\$970.00	\$970.00
<u>Pool/Spa Expense</u>		
6703 - Pool Maintenance Contract	\$350.00	\$350.00
<u>Total Pool/Spa Expense</u>	\$350.00	\$350.00
<u>Utilities Expense</u>		
7001 - Electric	\$421.63	\$421.63
7002 - Gas	\$305.12	\$305.12
7004 - Water	\$89.73	\$89.73
<u>Total Utilities Expense</u>	\$816.48	\$816.48
<i>Total Expense</i>	\$4,978.94	\$4,978.94

**Peachtree Lane Improvement Association Inc.**

**Income Statement**

**1/1/2022 - 1/31/2022**

	Jan 2022	YTD
Operating Net Income	\$5,498.34	\$5,498.34
<b>Reserve Income</b>		
<u>Reserve Income</u>		
4301 - Reserve Interest Income	\$19.06	\$19.06
4303 - Received from Operating	\$1,008.33	\$1,008.33
<u>Total Reserve Income</u>	\$1,027.39	\$1,027.39
<i>Total Reserve Income</i>	\$1,027.39	\$1,027.39
<b>Reserve Expense</b>		
<i>Total Reserve Expense</i>	\$0.00	\$0.00
Reserve Net Income	\$1,027.39	\$1,027.39
Net Income	\$6,525.73	\$6,525.73



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

Primary Account Number Ending In 7259  
 Statement Date Jan 31, 2022  
 999-00000-000000 Page 1 of 5

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

Please review our updated Treasury Services Terms and Conditions at [CIT.com/CAB](http://CIT.com/CAB) which includes requirements on protecting your computer systems and networks against fraud, malware and viruses when communicating with the bank. It also includes how suspicious activity is escalated prior to releasing payments.

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

Beginning Balance	\$39,116.43	Average Daily Balance	\$45,115.61
Total Deposits	\$11,362.86	Year-To-Date Interest Paid	\$1.92
Total Withdrawals	\$5,203.80	Days in Statement Period	31
Interest Paid	\$1.92	Annual Percentage Yield Earned	0.05%
Ending Balance	\$45,277.41		

**TRANSACTION DETAIL**

**DEPOSITS/CREDITS**

Date	Description	Amount
01/03	PEACHTREE LANE I HOA DUES 860506196	\$4,225.00
01/03	-SETT-A228SFTP5	
01/03	LOCKBOX DEPOSIT	\$1,137.50
01/03	PAYLEASE.COM CREDIT 360 COMMUNITY MANAGEME XXXXX9359	\$325.00
01/05	LOCKBOX DEPOSIT	\$1,625.00
01/06	PAYLEASE.COM CREDIT 360 COMMUNITY MANAGEME XXXXX6274	\$650.00
01/12	IMAGE DEPOSIT	\$325.00
01/12	LOCKBOX DEPOSIT	\$325.00
01/18	IMAGE DEPOSIT	\$1,050.36
01/18	LOCKBOX DEPOSIT	\$162.50
01/27	LOCKBOX DEPOSIT	\$1,050.00
01/28	LOCKBOX DEPOSIT	\$325.00
01/31	LOCKBOX DEPOSIT	\$162.50
01/31	INTEREST PYMT	\$1.92



**WITHDRAWALS/DEBITS**

Date	Description	Amount
01/04	APS ELECTRIC PMT PAYMENT PEACHTREE LANE IMPROVE 9501#####	\$40.16
01/04	APS ELECTRIC PMT PAYMENT PEACHTREE LANE IMPROVE 6411#####	\$388.53
01/10	COMMUNITY ASSOCI PAYMENTS CIT BANK 7093224	\$524.00
01/14	THE HANOVER INSU BILLPAY PEACHTREE LANE THE HANOVER INS	\$534.00
01/25	SOUTHWEST GAS PAYMENT PEACHTREE HOMEOWNERS A B#####4459248	\$305.12

**CHECKS (IN NUMERIC ORDER)**

Date	Check #	Amount	Date	Check #	Amount
01/12	1125	\$275.00	01/19	1131	\$89.73
01/04	1127 *	\$120.00	01/26	1132	\$120.00
01/05	1129 *	\$598.93	01/26	1133	\$350.00
01/20	1130	\$850.00	01/31	1134	\$1,008.33

\* Skip in check sequence

Peachtree Lane Improvement Association Inc. 001125  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
December 16, 2021  
PAY TO THE ORDER OF CLEAR & HAPPY POOLS LLC \$275.00  
TWO HUNDRED SEVENTY FIVE AND 00/100 \*\*\*\*\* DOLLARS  
Clear & Happy Pools LLC  
P O Box 75295  
Phoenix, AZ 85087  
MEMO: Invoice # 3202-DEC  
⑈001125⑈ ⑆104002894⑆ 50557259⑆

Ck #: 1125 01/12/2022 Amt: \$275.00

⑈001125⑈ ⑆104002894⑆ 50557259⑆  
CHECK # 1125  
AMOUNT \$275.00  
DATE 01/12/2022  
CITIZENS BANK  
PHOENIX, AZ  
MEMO: Invoice # 3202-DEC

Ck #: 1125 01/12/2022 Amt: \$275.00

Peachtree Lane Improvement Association Inc. 001127  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
December 16, 2021  
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 # 50990-DEC  
⑈001127⑈ ⑆104002894⑆ 50657259⑆

Ck #: 1127 01/04/2022 Amt: \$120.00

⑈001127⑈ ⑆104002894⑆ 50657259⑆  
CHECK # 1127  
AMOUNT \$120.00  
DATE 01/04/2022  
CITIZENS BANK  
PHOENIX, AZ  
MEMO: Invoice # 50990-DEC

Ck #: 1127 01/04/2022 Amt: \$120.00

Peachtree Lane Improvement Association Inc. 001129  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
December 31, 2021  
PAY TO THE ORDER OF 360 COMMUNITY MANAGEMENT \$598.93  
FIVE HUNDRED NINETY EIGHT AND 93/100 \*\*\*\*\* DOLLARS  
360 Community Management  
4130 E Van Buren St  
Suite 360  
Phoenix, AZ 85008  
MEMO: Invoice # 3711-DEC  
⑈001129⑈ ⑆104002894⑆ 50557259⑆

Ck #: 1129 01/05/2022 Amt: \$598.93

⑈001129⑈ ⑆104002894⑆ 50557259⑆  
CHECK # 1129  
AMOUNT \$598.93  
DATE 01/05/2022  
CITIZENS BANK  
PHOENIX, AZ  
MEMO: Invoice # 3711-DEC

Ck #: 1129 01/05/2022 Amt: \$598.93

Peachtree Lane Improvement Association Inc. 001130  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
January 13, 2022  
PAY TO THE ORDER OF REVIVAL'S PRO PAINTING \$850.00  
EIGHT HUNDRED FIFTY AND 00/100 \*\*\*\*\* DOLLARS  
Revival's Pro Painting  
MEMO: Invoice # 00120-Jan7  
⑈001130⑈ ⑆104002894⑆ 50557259⑆

Ck #: 1130 01/20/2022 Amt: \$850.00

⑈001130⑈ ⑆104002894⑆ 50557259⑆  
CHECK # 1130  
AMOUNT \$850.00  
DATE 01/20/2022  
CITIZENS BANK  
PHOENIX, AZ  
MEMO: Invoice # 00120-Jan7

Ck #: 1130 01/20/2022 Amt: \$850.00

Peachtree Lane Improvement Association Inc. 001131  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
January 14, 2022  
PAY TO THE ORDER OF CITY OF PHOENIX \$89.73  
EIGHTY NINE AND 73/100 \*\*\*\*\* DOLLARS  
CITY OF PHOENIX  
PO BOX 29130  
PHOENIX, AZ  
85038  
MEMO: Invoice # 309610020-JAN22  
⑈001131⑈ ⑆104002894⑆ 50557259⑆

Ck #: 1131 01/19/2022 Amt: \$89.73

⑈001131⑈ ⑆104002894⑆ 50557259⑆  
CHECK # 1131  
AMOUNT \$89.73  
DATE 01/19/2022  
CITIZENS BANK  
PHOENIX, AZ  
MEMO: Invoice # 309610020-JAN22

Ck #: 1131 01/19/2022 Amt: \$89.73

Peachtree Lane Improvement Association Inc. 001132  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
January 21, 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 # 31442-JAN  
⑈001132⑈ ⑆104002894⑆ 50557259⑆

Ck #: 1132 01/26/2022 Amt: \$120.00

⑈001132⑈ ⑆104002894⑆ 50557259⑆  
CHECK # 1132  
AMOUNT \$120.00  
DATE 01/26/2022  
CITIZENS BANK  
PHOENIX, AZ  
MEMO: Invoice # 31442-JAN

Ck #: 1132 01/26/2022 Amt: \$120.00

001133  
Peachtree Lane Improvement Association Inc.  
650-463-3000  
4130 E. Van Buren St., Suite 380  
Phoenix, AZ 85008  
OFF BANK  
January 21, 2022  
\$350.00  
PAY TO THE ORDER OF CLEAR & HAPPY POOLS LLC  
THREE HUNDRED FIFTY AND 00/100 \*\*\*\*\* DOLLARS  
Clear & Happy Pools LLC  
P O Box 75295  
Phoenix, AZ 85087  
MEMO: Invoice # 3324-JAN  
⑆001133⑆ ⑆104002894⑆ 50957229⑆

Ck #: 1133 01/26/2022 Amt: \$350.00

001133  
Peachtree Lane Improvement Association Inc.  
650-463-3000  
4130 E. Van Buren St., Suite 380  
Phoenix, AZ 85008  
OFF BANK  
January 21, 2022  
\$350.00  
PAY TO THE ORDER OF CLEAR & HAPPY POOLS LLC  
THREE HUNDRED FIFTY AND 00/100 \*\*\*\*\* DOLLARS  
Clear & Happy Pools LLC  
P O Box 75295  
Phoenix, AZ 85087  
MEMO: Invoice # 3324-JAN  
⑆001133⑆ ⑆104002894⑆ 50957229⑆

Ck #: 1133 01/26/2022 Amt: \$350.00

001134  
Peachtree Lane Improvement Association Inc.  
650-463-3000  
4130 E. Van Buren St., Suite 380  
Phoenix, AZ 85008  
OFF BANK  
January 28, 2022  
\$1,008.33  
PAY TO THE ORDER OF PEACHTREE LANE IMPROVEMENT ASSOCIATION  
ONE THOUSAND EIGHT AND 33/100 \*\*\*\*\* DOLLARS  
Peachtree Lane Improvement Association  
MEMO: Invoice # 01282022  
⑆001134⑆ ⑆104002894⑆ 50957229⑆

Ck #: 1134 01/31/2022 Amt: \$1,008.33

001134  
Peachtree Lane Improvement Association Inc.  
650-463-3000  
4130 E. Van Buren St., Suite 380  
Phoenix, AZ 85008  
OFF BANK  
January 28, 2022  
\$1,008.33  
PAY TO THE ORDER OF PEACHTREE LANE IMPROVEMENT ASSOCIATION  
ONE THOUSAND EIGHT AND 33/100 \*\*\*\*\* DOLLARS  
Peachtree Lane Improvement Association  
MEMO: Invoice # 01282022  
⑆001134⑆ ⑆104002894⑆ 50957229⑆

Ck #: 1134 01/31/2022 Amt: \$1,008.33

Peachtree Lane Improvement Association  
Reconciliation Report

CIT Bank - Operating Checking-1000  
Statement Date: 1/31/2022

Statement Balance: \$45,277.41  
GL Balance: \$44,404.65  
Last Statement Balance: \$39,116.43  
Outstanding Checks: \$1,197.76  
Outstanding Deposits: \$325.00  
Calculated Balance: \$45,277.41  
GL vs. Balance Difference: \$0.00

**Cleared**

Checks	Description	Date	Check #	Amount
	Payment: Clear & Happy Pools LLC, Check #: 1125, Invoice #: 3202-DEC	12/16/2021	1125	-\$275.00
	Payment: AZ Pest Elimination, Check #: 1127, Invoice #: 30990-DEC	12/16/2021	1127	-\$120.00
	Payment: APS, Manual Payment, Invoice #: 12302021	12/30/2021	12302021	-\$428.69
	Payment: 360 Community Management, Check #: 1129, Invoice #: 3791-DEC	12/31/2021	1129	-\$598.93
	Payment: CAU INS., On-Line Payment, Invoice #: 01042022-JAN	1/4/2022	On-Line	-\$524.00
	Payment: Revival's Pro Painting, Check #: 1130, Invoice #: 00120 -Unit 7	1/13/2022	1130	-\$850.00
	Payment: The Hanover Insurance Group, On-Line Payment, Invoice #: W2Y D769556 -WC - NOV2021	1/13/2022	On-Line	-\$534.00
	Payment: CITY OF PHOENIX, Check #: 1131, Invoice #: 3054910000-JAN22	1/14/2022	1131	-\$89.73
	Payment: AZ Pest Elimination, Check #: 1132, Invoice #: 31442-JAN	1/21/2022	1132	-\$120.00
	Payment: Clear & Happy Pools LLC, Check #: 1133, Invoice #: 3324-JAN	1/21/2022	1133	-\$350.00
	Payment: Southwest Gas, Manual Payment, Invoice #: 01242022	1/24/2022	1242022	-\$305.12
	Payment: Peachtree Lane Improvement Association, Check #: 1134, Invoice #: 01262022	1/28/2022	1134	-\$1,008.33
<b>Total Cleared Checks:</b>				<b>\$5,203.80</b>

Deposits	Description	Date	Amount
	Payment-Thank You	12/29/2021	\$325.00
	Payment-Thank You	1/1/2022	\$325.00
	Payment-Thank You	1/1/2022	\$325.00
	ACH Payment - Thank You.	1/3/2022	\$4,225.00
	Payment-Thank You	1/3/2022	\$1,137.50
	Payment-Thank You	1/5/2022	\$1,625.00
	Payment-Pionner Title Agency Inc 77603511-076 DIO	1/10/2022	\$1,050.36
	Payment-Thank You	1/11/2022	\$325.00
	Payment-Thank You	1/12/2022	\$325.00
	Payment-Thank You	1/18/2022	\$162.50
	Payment-Thank You	1/27/2022	\$1,050.00
	Payment-Thank You	1/28/2022	\$325.00
	Payment-Thank You	1/31/2022	\$162.50
	4111 - Interest Income-Operating	1/31/2022	\$1.92
<b>Total Cleared Deposits:</b>			<b>\$11,364.78</b>

**Outstanding**

Checks	Description	Date	Check #	Amount
	Payment: 360 Community Management, Check #: 1138, Invoice #: 3884-JAN	1/31/2022	1138	-\$776.13

Peachtree Lane Improvement Association  
Reconciliation Report

CIT Bank - Operating Checking-1000  
Statement Date: 1/31/2022

Statement Balance: \$45,277.41  
 GL Balance: \$44,404.65  
 Last Statement Balance: \$39,116.43  
 Outstanding Checks: \$1,197.76  
 Outstanding Deposits: \$325.00  
 Calculated Balance: \$45,277.41  
 GL vs. Balance Difference: \$0.00

Payment: APS, Manual Payment, Invoice #: 01312022	1/31/2022	1312022	-\$421.63
<b>Total Outstanding Checks:</b>			<b>\$1,197.76</b>

Deposits	Description	Date	Amount
	Payment-Thank You	1/29/2022	\$325.00
<b>Total Outstanding Deposits:</b>			<b>\$325.00</b>



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

Primary Account Number Ending In 3796  
 Statement Date Jan 31, 2022  
 999-00000-000000 Page 1 of 2

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

Please review our updated Treasury Services Terms and Conditions at [CIT.com/CAB](http://CIT.com/CAB) which includes requirements on protecting your computer systems and networks against fraud, malware and viruses when communicating with the bank. It also includes how suspicious activity is escalated prior to releasing payments.

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

Beginning Balance	\$149,566.26	Average Daily Balance	\$149,598.78
Total Deposits	\$1,008.33	Year-To-Date Interest Paid	\$19.06
Total Withdrawals	\$0.00	Days in Statement Period	31
Interest Paid	\$19.06	Annual Percentage Yield Earned	0.15%
Ending Balance	\$150,593.65		

**TRANSACTION DETAIL**

**DEPOSITS/CREDITS**

Date	Description	Amount
01/31	IMAGE DEPOSIT	\$1,008.33
01/31	INTEREST PYMT	\$19.06

Peachtree Lane Improvement Association  
Reconciliation Report

CIT Bank - Reserve Checking-1500  
Statement Date: 1/31/2022

Statement Balance: \$150,593.65  
GL Balance: \$150,593.65  
Last Statement Balance: \$149,566.26  
Outstanding Checks: \$0.00  
Outstanding Deposits: \$0.00  
Calculated Balance: \$150,593.65  
GL vs. Balance Difference: \$0.00

**Cleared**

Checks	Description	Date	Check #	Amount
<b>Total Cleared Checks:</b>				<b>\$0.00</b>
Deposits	Description	Date		Amount
	Open Deposit Slip: 1/28/2022	1/28/2022		\$1,008.33
	4301 - Reserve Interest Income	1/31/2022		\$19.06
<b>Total Cleared Deposits:</b>				<b>\$1,027.39</b>

**Outstanding**

Checks	Description	Date	Check #	Amount
<b>Total Outstanding Checks:</b>				<b>\$0.00</b>
Deposits	Description	Date		Amount
<b>Total Outstanding Deposits:</b>				<b>\$0.00</b>

**Peachtree Lane Improvement Association Inc.**  
**Deposit Listing - 1000 - Operating Checking**  
**1/1/2022-1/31/2022**

GLID	Unit	Received From	Date Received	Ref Number	Amount	Total
518336	19	Edyta Pedlowska	1/1/2022	267740904	\$325.00	
518338	10	Kyle Hamilton	1/1/2022	267744914	\$325.00	
						\$650.00
519074	12	Maureen D. Thelen	1/3/2022		\$325.00	
519074	16	Nora E Mackenzie	1/3/2022		\$325.00	
519074	17	William F. Auther and Allison H. Wiener	1/3/2022		\$325.00	
519074	18	James F Krafka	1/3/2022		\$325.00	
519074	20	Maria Pupillo	1/3/2022		\$325.00	
519074	21	Joel D and Theresa R Hooper	1/3/2022		\$325.00	
519074	22	Lloyd D and Jane L Howard	1/3/2022		\$325.00	
519074	23	Michael R and Sandra M Fox	1/3/2022		\$325.00	
519074	26	JBR LLC	1/3/2022		\$325.00	
519074	29	Linda Dunn, on Behalf Fredonna Sarah Bowerman	1/3/2022		\$325.00	
519074	30	Carol A Bedner	1/3/2022		\$325.00	
519074	6	Karen A Smith	1/3/2022		\$325.00	
519074	8	Betty M Omelia	1/3/2022		\$325.00	
519411	11	Meredith J Orr	1/3/2022	000000777777	\$162.50	
519411	13	Enrique J	1/3/2022	000000777777	\$325.00	
519411	15	Michelle Voss	1/3/2022	000000002642	\$325.00	
519411	4	S Craig Hanson	1/3/2022	000000008630	\$325.00	
						\$5,362.50
520363	1	Richard F and Kathleen A Albosta	1/5/2022	000000005769	\$325.00	
520363	2	Alan M Lefcourt and Pauline A Sieverding	1/5/2022	000000777777	\$325.00	
520363	27	Walter A Roman	1/5/2022	000745273770	\$325.00	
520363	28	Price Living Trust	1/5/2022	000000000226	\$325.00	
520363	7	Maria and Elaine Fraiz	1/5/2022	000000001131	\$325.00	
						\$1,625.00
523080	9	Dale C and Maryanne McLennan	1/10/2022	70283303	\$1,050.36	
						\$1,050.36
521947	3	Joshua Paul Barelli	1/11/2022	9007	\$325.00	
						\$325.00
522417	25	Brioni F. Love	1/12/2022	000000777777	\$325.00	
						\$325.00
523862	11	Meredith J Orr	1/18/2022	000000777777	\$162.50	
						\$162.50
526201	15	Michelle Voss	1/27/2022	000000002645	\$325.00	
526201	24	John Grogan Living Trust	1/27/2022	000000777777	\$400.00	
526201	28	Price Living Trust	1/27/2022	000000000232	\$325.00	
						\$1,050.00
526742	5	Holly W. Basteys	1/28/2022	000000777777	\$325.00	
						\$325.00
526722	31	Peter and Nina Blick	1/29/2022	272177334	\$325.00	
						\$325.00
527433	11	Meredith J Orr	1/31/2022	000000777777	\$162.50	
						\$162.50
						<b>Total: \$11,362.86</b>



**Peachtree Lane Improvement Association Inc.**  
**Check Register Report**  
**1/1/2022 - 1/31/2022**

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1000	On-Line	1/4/2022	<b>CAU INS.</b>	<b>\$524.00</b>			
		01042022-JAN	JAN 2022 Ins payment Policy CAU521033-1		7202 General Liability Policy	\$524.00	\$524.00
1000	On-Line	1/13/2022	<b>The Hanover Insurance Group</b>	<b>\$534.00</b>			
		W2Y D769556 - WC - NOV2021	W2Y D769556 NOV 30 2021 - NOV 30 2022		7202 General Liability Policy	\$534.00	\$534.00
1000	1130	1/13/2022	<b>Revival's Pro Painting</b>	<b>\$850.00</b>			
		00120 -Unit 7	Scrape off Texture, repair Drywall, re-texture & Paint in Liv Rm, 1st Fl Mstr Bedrm, Upstair ceiling & wall in hallway		6527 Unit Repairs	\$850.00	\$850.00
1000	1131	1/14/2022	<b>CITY OF PHOENIX</b>	<b>\$89.73</b>			
		3054910000-JAN22	3054910000 - NOV 30 - DEC 29 2021		7004 Water	\$89.73	\$89.73
1000	1132	1/21/2022	<b>AZ Pest Elimination</b>	<b>\$120.00</b>			
		31442-JAN	JAN 2022 Pest Control		6518 Pest Control	\$120.00	\$120.00
1000	1133	1/21/2022	<b>Clear &amp; Happy Pools LLC</b>	<b>\$350.00</b>			
		3324-JAN	JAN 2022 Pool Maintenance		6703 Pool Maintenance Contract	\$350.00	\$350.00
1000	1242022	1/24/2022	<b>Southwest Gas</b>	<b>\$305.12</b>			
		01242022	910002002526 Billing: NOV 30 - DEC 30 2021		7002 Gas	\$305.12	\$305.12
1000	1134	1/28/2022	<b>Peachtree Lane Improvement Association</b>	<b>\$1,008.33</b>			
		01262022	JAN 2022 Reserve Transfer		5027 Reserve Transfer	\$1,008.33	\$1,008.33
1000	1138	1/31/2022	<b>360 Community Management</b>	<b>\$776.13</b>			
		3884-JAN	Owner's Delinquency Letter		5011 Owners Delinquency Letters	\$3.00	\$3.00
		3884-JAN	General Owner Mailing		5030 Mailings/Letters	\$3.00	\$3.00
		3884-JAN	Postage		5020 Postage	\$3.08	\$3.08
		3884-JAN	Owner's Delinquency Rebill Fee		5022 Collection Rebill Fees	\$10.00	\$10.00
		3884-JAN	JAN -Owners' Billing Stmt (mailed and emailed)		5025 Statements Billing	\$52.05	\$52.05
		3884-JAN	Annual Paper Supplies		5019 Office Supplies	\$160.00	\$160.00
		3884-JAN	JAN -Base Management Contract Services		5016 Management Fees	\$545.00	\$545.00
1000	1312022	1/31/2022	<b>APS</b>	<b>\$421.63</b>			
		01312022	9501761000 - Reg Elec		7001 Electric	\$41.78	\$41.78
		01312022	6411921000 Dusk 2 Dawn + Reg Elec Bill date: JAN 10 2022		7001 Electric	\$379.85	\$379.85
<b>Total:</b>				<b>\$4,978.94</b>			

**Peachtree Lane Improvement Association Inc.**  
**Prepaid Report**  
**Period Through: 1/31/2022**

<b>Unit</b>	<b>Account Number</b>	<b>Homeowner</b>	<b>Address</b>	<b>Balance</b>
5	106500050	Holly W. Basteyns	10 W Georgia Ave.	\$337.38
11	106500110	Meredith J Orr	10 W Georgia Ave.	\$862.14
15	106500150	Michelle Voss	10 W Georgia Ave.	\$325.00
24	106500240	John Grogan Living Trust	10 W Georgia Ave.	\$1,028.00
28	106500280	Price Living Trust	10 W Georgia Ave.	\$325.00
31	106500311	Peter and Nina Blick	10 W Georgia Ave.	\$325.00
<b>Totals:</b>				<b>\$3,202.52</b>

**Peachtree Lane Improvement Association Inc.**  
**Cash Application Report**  
**1/1/2022 - 1/31/2022**

Unit	Account Number	Owner	Date	Credit Payment	Income Account	Applied Amount	Application Date
1	106500010	Richard F and Kathleen A Albosta	1/5/2022	(\$325.00)	4100 - Assessments	\$325.00	1/5/2022
10	106500100	Kyle Hamilton	1/1/2022	(\$325.00)	4100 - Assessments	\$325.00	1/1/2022
11	106500110	Meredith J Orr	10/25/2021	(\$162.50)	2100 - Prepaid Assessments	(\$49.64)	1/1/2022
					4100 - Assessments	\$49.64	1/1/2022
			11/8/2021	(\$162.50)	2100 - Prepaid Assessments	(\$162.50)	1/1/2022
					4100 - Assessments	\$162.50	1/1/2022
			11/22/2021	(\$162.50)	2100 - Prepaid Assessments	(\$112.86)	1/1/2022
					4100 - Assessments	\$112.86	1/1/2022
			1/3/2022	(\$162.50)	2100 - Prepaid Assessments	\$162.50	1/3/2022
			1/18/2022	(\$162.50)	2100 - Prepaid Assessments	\$162.50	1/18/2022
			1/31/2022	(\$162.50)	2100 - Prepaid Assessments	\$162.50	1/31/2022
12	106500120	Maureen D. Thelen	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
13	106500130	Enrique J	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
15	106500150	Michelle Voss	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
			1/27/2022	(\$325.00)	2100 - Prepaid Assessments	\$325.00	1/27/2022
16	106500160	Nora E Mackenzie	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
17	106500170	William F. Auther and Allison H. Wiener	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
18	106500180	James F Krafka	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
19	106500190	Edyta Pedlowska	1/1/2022	(\$325.00)	4100 - Assessments	\$325.00	1/1/2022
2	106500020	Alan M Lefcourt and Pauline A Sieverding	1/5/2022	(\$325.00)	4100 - Assessments	\$325.00	1/5/2022
20	106500200	Maria Pupillo	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
21	106500210	Joel D and Theresa R Hooper	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
22	106500220	Lloyd D and Jane L Howard	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
23	106500230	Michael R and Sandra M Fox	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
24	106500240	John Grogan Living Trust	11/1/2021	(\$600.00)	2100 - Prepaid Assessments	(\$128.00)	1/1/2022
					4100 - Assessments	\$128.00	1/1/2022
			11/29/2021	(\$450.00)	2100 - Prepaid Assessments	(\$197.00)	1/1/2022
					4100 - Assessments	\$197.00	1/1/2022
			1/27/2022	(\$400.00)	2100 - Prepaid Assessments	\$400.00	1/27/2022
25	106500250	Brioni F. Love	1/12/2022	(\$325.00)	4100 - Assessments	\$325.00	1/12/2022
26	106500260	JBR LLC	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
27	106500270	Walter A Roman	1/5/2022	(\$325.00)	4100 - Assessments	\$325.00	1/5/2022
28	106500280	Price Living Trust	1/5/2022	(\$325.00)	4100 - Assessments	\$325.00	1/5/2022
			1/27/2022	(\$325.00)	2100 - Prepaid Assessments	\$325.00	1/27/2022
29	106500290	Linda Dunn, on Behalf Fredonna Sarah Bowerman	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
3	106500030	Joshua Paul Barelli	1/11/2022	(\$325.00)	4100 - Assessments	\$325.00	1/11/2022

**Peachtree Lane Improvement Association Inc.**  
**Cash Application Report**  
**1/1/2022 - 1/31/2022**

Unit	Account Number	Owner	Date	Credit Payment	Income Account	Applied Amount	Application Date
30	106500300	Carol A Bedner	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
31	106500311	Peter and Nina Blick	12/29/2021	(\$325.00)	2100 - Prepaid Assessments	(\$325.00)	1/1/2022
			1/29/2022	(\$325.00)	4100 - Assessments	\$325.00	1/1/2022
					2100 - Prepaid Assessments	\$325.00	1/29/2022
4	106500040	S Craig Hanson	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
5	106500050	Holly W. Basteyns	12/1/2021	(\$325.00)	2100 - Prepaid Assessments	(\$37.38)	1/1/2022
					4100 - Assessments	\$37.38	1/1/2022
			12/29/2021	(\$300.00)	2100 - Prepaid Assessments	(\$287.62)	1/1/2022
					4100 - Assessments	\$287.62	1/1/2022
			1/28/2022	(\$325.00)	2100 - Prepaid Assessments	\$325.00	1/28/2022
6	106500060	Karen A Smith	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
7	106500070	Maria and Elaine Fraiz	1/5/2022	(\$325.00)	4100 - Assessments	\$325.00	1/5/2022
8	106500080	Betty M Omelia	1/3/2022	(\$325.00)	4100 - Assessments	\$325.00	1/3/2022
9	106500090	Dale C and Maryanne McLennan	1/10/2022	(\$1,050.36)	4100 - Assessments	\$325.00	1/10/2022
					4100 - Assessments	\$325.00	1/10/2022
					4100 - Assessments	\$325.00	1/10/2022
					4107 - Certified Mail	\$5.36	1/10/2022
					4112 - Late/Demand Fee	\$15.00	1/10/2022
					4112 - Late/Demand Fee	\$15.00	1/10/2022
					4112 - Late/Demand Fee	\$15.00	1/10/2022
					4112 - Late/Demand Fee	\$15.00	1/10/2022
					4121 - Statement/Rebill Fee	\$10.00	1/10/2022

Account Number	Account Name	Payment Total	Credit Total
2100	Prepaid Assessments	\$887.50	\$0.00
4100	Assessments	\$10,400.00	\$0.00
4107	Certified Mail	\$5.36	\$0.00
4112	Late/Demand Fee	\$60.00	\$0.00
4121	Statement/Rebill Fee	\$10.00	\$0.00
		\$11,362.86	\$0.00

**Peachtree Lane Improvement Association Inc.  
AR Aging Report-By Posting Code and Name  
Period Through: 1/31/2022**

<b>UnitName</b>	<b>Total Due</b>	<b>Current</b>	<b>30 days</b>	<b>60 days</b>	<b>90 days</b>	<b>Last Name</b>	<b>First Name</b>	<b>Status</b>
14 Offerpad SPE Borrower A, LLC	\$340.00					Offerpad SPE Borrower A, LLC		Past Due Notice
Assessment			\$325.00					
Late Fee		\$15.00						
<b>Totals:</b>	<b>\$340.00</b>	<b>\$15.00</b>	<b>\$325.00</b>	<b>\$0.00</b>	<b>\$0.00</b>			

**Peachtree Lane Improvement Association Inc.**  
**Homeowner Resale Report**  
**Escrow Date: 1/1/2022-1/31/2022**

**2/7/2022**

<b>New Account #</b>	<b>New Owner</b>	<b>Unit Address 1</b>	<b>Lot #</b>	<b>Previous Owner</b>	<b>Process Date</b>	<b>Escrow Date</b>
106500091	AZ Modern 2, LLC. An Arizona Limited Liability Company	10 W Georgia Ave.	9	Dale C and Maryanne McLennan	1/14/2022	1/10/2022