



**360** | COMMUNITY  
MANAGEMENT

Peachtree Lane Improvement Association Inc.

Accounting Manager's Report

**March 2022 Financials:**

**Revenue** generated during March was **\$10,456.96**. This breaks down as follows:

|                              |             |
|------------------------------|-------------|
| Assessment Income:           | \$10,400.00 |
| Operating Interest Income:   | \$ 1.96     |
| Late/Demand Fee Income:      | \$ 45.00    |
| Statement/Rebill Fee Income: | \$ 10.00    |

**Operating Expenses** for the month of March are **\$7,723.31**.

|                                     |                          |
|-------------------------------------|--------------------------|
| <b>Operating Net Income (Loss):</b> | <b>\$2,733.65</b>        |
| Reserves Interest Income:           | \$ 19.34                 |
| Received From Operating:            | \$1,008.33               |
| Reserve Expenses:                   | <u>\$ 0.00</u>           |
| <b>Net Income (Loss):</b>           | <b><u>\$3,761.32</u></b> |

**Bank Balances:**

Account balances at the end of March 2022:

|                      |                            |
|----------------------|----------------------------|
| Operating Balance:   | \$ 44,289.69               |
| Reserve Balance:     | <u>\$152,647.00</u>        |
| <b>Total Assets:</b> | <b><u>\$196,936.69</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 \$4,052.52 as of March 31, 2022, according to the Prepaid Report as of that same date.

**Peachtree Lane Improvement Association Inc.**  
**Balance Sheet**  
**3/31/2022**

**Assets**

Bank Accounts

|                           |              |
|---------------------------|--------------|
| 1000 - Operating Checking | \$44,289.69  |
| 1500 - Reserve Checking   | \$152,647.00 |

|                            |                     |
|----------------------------|---------------------|
| <u>Bank Accounts Total</u> | <u>\$196,936.69</u> |
|----------------------------|---------------------|

|                     |              |
|---------------------|--------------|
| <i>Assets Total</i> | \$196,936.69 |
|---------------------|--------------|

**Liabilities and Equity**

Current Liabilities

|                            |            |
|----------------------------|------------|
| 2100 - Prepaid Assessments | \$4,052.52 |
|----------------------------|------------|

|                                  |                   |
|----------------------------------|-------------------|
| <u>Current Liabilities Total</u> | <u>\$4,052.52</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> | \$7,614.12 |
|-------------------|------------|

|                                       |              |
|---------------------------------------|--------------|
| <i>Liabilities &amp; Equity Total</i> | \$196,936.69 |
|---------------------------------------|--------------|

**Peachtree Lane Improvement Association Inc.**  
**Budget Comparison Report**  
**3/1/2022 - 3/31/2022**

|                                          | 3/1/2022 - 3/31/2022 |             |            | 1/1/2022 - 3/31/2022 |             |              |               |
|------------------------------------------|----------------------|-------------|------------|----------------------|-------------|--------------|---------------|
|                                          | Actual               | Budget      | Variance   | Actual               | Budget      | Variance     | Annual Budget |
| <b>Income</b>                            |                      |             |            |                      |             |              |               |
| <u>Income</u>                            |                      |             |            |                      |             |              |               |
| 4100 - Assessments                       | \$10,400.00          | \$10,075.00 | \$325.00   | \$30,225.00          | \$30,225.00 | \$0.00       | \$120,900.00  |
| 4102 - Insurance Assessments             | \$0.00               | \$732.17    | (\$732.17) | \$0.00               | \$2,196.51  | (\$2,196.51) | \$8,786.00    |
| 4107 - Certified Mail                    | \$0.00               | \$0.00      | \$0.00     | \$5.36               | \$0.00      | \$5.36       | \$0.00        |
| 4111 - Interest Income-Operating         | \$1.96               | \$0.00      | \$1.96     | \$5.64               | \$0.00      | \$5.64       | \$0.00        |
| 4112 - Late/Demand Fee                   | \$45.00              | \$0.00      | \$45.00    | \$105.00             | \$0.00      | \$105.00     | \$0.00        |
| 4118 - Pool Key                          | \$0.00               | \$0.00      | \$0.00     | \$25.00              | \$0.00      | \$25.00      | \$0.00        |
| 4121 - Statement/Rebill Fee              | \$10.00              | \$0.00      | \$10.00    | \$20.00              | \$0.00      | \$20.00      | \$0.00        |
| 4127 - Disclosure Fee Income             | \$0.00               | \$0.00      | \$0.00     | \$400.00             | \$0.00      | \$400.00     | \$0.00        |
| <u>Total Income</u>                      | \$10,456.96          | \$10,807.17 | (\$350.21) | \$30,786.00          | \$32,421.51 | (\$1,635.51) | \$129,686.00  |
| <b>Total Income</b>                      | \$10,456.96          | \$10,807.17 | (\$350.21) | \$30,786.00          | \$32,421.51 | (\$1,635.51) | \$129,686.00  |
| <b>Expense</b>                           |                      |             |            |                      |             |              |               |
| <u>Administrative Expense</u>            |                      |             |            |                      |             |              |               |
| 5001 - Administrative Expense            | \$0.00               | \$7.50      | \$7.50     | \$0.00               | \$22.50     | \$22.50      | \$90.00       |
| 5004 - Collection Fee                    | \$0.00               | \$2.08      | \$2.08     | \$0.00               | \$6.24      | \$6.24       | \$25.00       |
| 5007 - Corporate Documents & Filing Fees | \$400.00             | \$5.83      | (\$394.17) | \$400.00             | \$17.49     | (\$382.51)   | \$70.00       |
| 5009 - Election / Ballots                | \$0.00               | \$17.44     | \$17.44    | \$0.00               | \$52.32     | \$52.32      | \$209.25      |
| 5011 - Owners Delinquency Letters        | \$9.00               | \$1.25      | (\$7.75)   | \$15.00              | \$3.75      | (\$11.25)    | \$15.00       |
| 5013 - Legal Fees-General                | \$0.00               | \$41.67     | \$41.67    | \$0.00               | \$125.01    | \$125.01     | \$500.00      |
| 5016 - Management Fees                   | \$545.00             | \$545.00    | \$0.00     | \$1,635.00           | \$1,635.00  | \$0.00       | \$6,540.00    |
| 5019 - Office Supplies                   | \$0.00               | \$13.33     | \$13.33    | \$160.00             | \$39.99     | (\$120.01)   | \$160.00      |
| 5020 - Postage                           | \$4.51               | \$5.00      | \$0.49     | \$10.18              | \$15.00     | \$4.82       | \$60.00       |
| 5021 - Audit/Tax Preparation Fees        | \$100.00             | \$58.33     | (\$41.67)  | \$100.00             | \$174.99    | \$74.99      | \$700.00      |
| 5022 - Collection Rebill Fees            | \$10.00              | \$0.00      | (\$10.00)  | \$20.00              | \$0.00      | (\$20.00)    | \$0.00        |
| 5025 - Statements Billing                | \$52.05              | \$45.83     | (\$6.22)   | \$156.15             | \$137.49    | (\$18.66)    | \$550.00      |
| 5027 - Reserve Transfer                  | \$1,008.33           | \$1,008.33  | \$0.00     | \$3,024.99           | \$3,024.99  | \$0.00       | \$12,100.00   |
| 5028 - Violation Letters                 | \$0.00               | \$0.75      | \$0.75     | \$0.00               | \$2.25      | \$2.25       | \$9.00        |
| 5030 - Mailings/Letters                  | \$6.00               | \$10.25     | \$4.25     | \$15.00              | \$30.75     | \$15.75      | \$123.00      |
| <u>Total Administrative Expense</u>      | \$2,134.89           | \$1,762.59  | (\$372.30) | \$5,536.32           | \$5,287.77  | (\$248.55)   | \$21,151.25   |
| <u>Insurance Expense</u>                 |                      |             |            |                      |             |              |               |
| 7201 - Directors and Officers            | \$0.00               | \$82.92     | \$82.92    | \$0.00               | \$248.76    | \$248.76     | \$995.00      |
| 7202 - General Liability Policy          | \$741.00             | \$732.17    | (\$8.83)   | \$2,323.00           | \$2,196.51  | (\$126.49)   | \$8,786.00    |
| <u>Total Insurance Expense</u>           | \$741.00             | \$815.09    | \$74.09    | \$2,323.00           | \$2,445.27  | \$122.27     | \$9,781.00    |
| <u>Landscape Expense</u>                 |                      |             |            |                      |             |              |               |
| 6004 - Flowers and Shrubs                | \$0.00               | \$25.00     | \$25.00    | \$0.00               | \$75.00     | \$75.00      | \$300.00      |
| 6005 - Irrigation & Sprinkler Repairs    | \$0.00               | \$16.67     | \$16.67    | \$0.00               | \$50.01     | \$50.01      | \$200.00      |
| 6006 - Landscape Contract                | \$1,020.00           | \$1,105.00  | \$85.00    | \$2,040.00           | \$3,315.00  | \$1,275.00   | \$13,260.00   |
| 6007 - Palm Tree Skinning/Trim           | \$0.00               | \$41.67     | \$41.67    | \$0.00               | \$125.01    | \$125.01     | \$500.00      |
| 6011 - Tree Installation                 | \$0.00               | \$16.67     | \$16.67    | \$0.00               | \$50.01     | \$50.01      | \$200.00      |
| 6012 - Tree Removal                      | \$0.00               | \$16.67     | \$16.67    | \$0.00               | \$50.01     | \$50.01      | \$200.00      |
| 6013 - Tree Trimming                     | \$0.00               | \$16.67     | \$16.67    | \$0.00               | \$50.01     | \$50.01      | \$200.00      |
| 6014 - Weed Control/Emergent             | \$0.00               | \$25.00     | \$25.00    | \$0.00               | \$75.00     | \$75.00      | \$300.00      |
| <u>Total Landscape Expense</u>           | \$1,020.00           | \$1,263.35  | \$243.35   | \$2,040.00           | \$3,790.05  | \$1,750.05   | \$15,160.00   |

**Peachtree Lane Improvement Association Inc.**  
**Budget Comparison Report**  
**3/1/2022 - 3/31/2022**

|                                        | 3/1/2022 - 3/31/2022 |                   |                   | 1/1/2022 - 3/31/2022 |                    |                   |                      |
|----------------------------------------|----------------------|-------------------|-------------------|----------------------|--------------------|-------------------|----------------------|
|                                        | <b>Actual</b>        | <b>Budget</b>     | <b>Variance</b>   | <b>Actual</b>        | <b>Budget</b>      | <b>Variance</b>   | <b>Annual Budget</b> |
| <u>Maintenance Expense</u>             |                      |                   |                   |                      |                    |                   |                      |
| 6503 - Common Area Lighting            | \$0.00               | \$25.00           | \$25.00           | \$0.00               | \$75.00            | \$75.00           | \$300.00             |
| 6506 - Electrical Repairs/Installation | \$0.00               | \$12.50           | \$12.50           | \$0.00               | \$37.50            | \$37.50           | \$150.00             |
| 6514 - Maintenance Supplies            | \$0.00               | \$8.33            | \$8.33            | \$0.00               | \$24.99            | \$24.99           | \$100.00             |
| 6515 - Monument Repairs/Maintenance    | \$0.00               | \$83.33           | \$83.33           | \$0.00               | \$249.99           | \$249.99          | \$1,000.00           |
| 6518 - Pest Control                    | \$120.00             | \$120.00          | \$0.00            | \$360.00             | \$360.00           | \$0.00            | \$1,440.00           |
| 6520 - Roof Repairs                    | \$0.00               | \$208.33          | \$208.33          | \$0.00               | \$624.99           | \$624.99          | \$2,500.00           |
| 6527 - Unit Repairs                    | \$0.00               | \$125.00          | \$125.00          | \$850.00             | \$375.00           | (\$475.00)        | \$1,500.00           |
| 6530 - Termite Control                 | \$0.00               | \$29.17           | \$29.17           | \$0.00               | \$87.51            | \$87.51           | \$350.00             |
| <b>Total Maintenance Expense</b>       | <b>\$120.00</b>      | <b>\$611.66</b>   | <b>\$491.66</b>   | <b>\$1,210.00</b>    | <b>\$1,834.98</b>  | <b>\$624.98</b>   | <b>\$7,340.00</b>    |
| <u>Pool/Spa Expense</u>                |                      |                   |                   |                      |                    |                   |                      |
| 6701 - Deck Repairs                    | \$0.00               | \$291.67          | \$291.67          | \$0.00               | \$875.01           | \$875.01          | \$3,500.00           |
| 6702 - Pool Chemicals                  | \$0.00               | \$20.83           | \$20.83           | \$0.00               | \$62.49            | \$62.49           | \$250.00             |
| 6703 - Pool Maintenance Contract       | \$350.00             | \$425.00          | \$75.00           | \$1,050.00           | \$1,275.00         | \$225.00          | \$5,100.00           |
| 6704 - Pool Equipment                  | \$0.00               | \$208.33          | \$208.33          | \$0.00               | \$624.99           | \$624.99          | \$2,500.00           |
| 6705 - Pool Permits                    | \$0.00               | \$41.25           | \$41.25           | \$0.00               | \$123.75           | \$123.75          | \$495.00             |
| 6707 - Fountain                        | \$0.00               | \$20.83           | \$20.83           | \$0.00               | \$62.49            | \$62.49           | \$250.00             |
| 6708 - Pool Keys                       | \$25.00              | \$0.00            | (\$25.00)         | \$25.00              | \$0.00             | (\$25.00)         | \$0.00               |
| 6713 - Pool Repairs                    | \$0.00               | \$125.00          | \$125.00          | \$1,404.00           | \$375.00           | (\$1,029.00)      | \$1,500.00           |
| <b>Total Pool/Spa Expense</b>          | <b>\$375.00</b>      | <b>\$1,132.91</b> | <b>\$757.91</b>   | <b>\$2,479.00</b>    | <b>\$3,398.73</b>  | <b>\$919.73</b>   | <b>\$13,595.00</b>   |
| <u>Tax Expense</u>                     |                      |                   |                   |                      |                    |                   |                      |
| 7301 - Income Taxes                    | \$0.00               | \$4.17            | \$4.17            | \$0.00               | \$12.51            | \$12.51           | \$50.00              |
| 7302 - FHA Review                      | \$0.00               | \$70.83           | \$70.83           | \$0.00               | \$212.49           | \$212.49          | \$850.00             |
| <b>Total Tax Expense</b>               | <b>\$0.00</b>        | <b>\$75.00</b>    | <b>\$75.00</b>    | <b>\$0.00</b>        | <b>\$225.00</b>    | <b>\$225.00</b>   | <b>\$900.00</b>      |
| <u>Utilities Expense</u>               |                      |                   |                   |                      |                    |                   |                      |
| 7001 - Electric                        | \$770.89             | \$429.17          | (\$341.72)        | \$1,192.52           | \$1,287.51         | \$94.99           | \$5,150.00           |
| 7002 - Gas                             | \$366.11             | \$166.67          | (\$199.44)        | \$965.75             | \$500.01           | (\$465.74)        | \$2,000.00           |
| 7004 - Water                           | \$135.64             | \$167.40          | \$31.76           | \$319.39             | \$502.20           | \$182.81          | \$2,008.75           |
| 7005 - Cable TV                        | \$2,059.78           | \$2,208.33        | \$148.55          | \$6,186.64           | \$6,624.99         | \$438.35          | \$26,500.00          |
| <b>Total Utilities Expense</b>         | <b>\$3,332.42</b>    | <b>\$2,971.57</b> | <b>(\$360.85)</b> | <b>\$8,664.30</b>    | <b>\$8,914.71</b>  | <b>\$250.41</b>   | <b>\$35,658.75</b>   |
| <b>Total Expense</b>                   | <b>\$7,723.31</b>    | <b>\$8,632.17</b> | <b>\$908.86</b>   | <b>\$22,252.62</b>   | <b>\$25,896.51</b> | <b>\$3,643.89</b> | <b>\$103,586.00</b>  |
| Operating Net Income                   | \$2,733.65           | \$2,175.00        | \$558.65          | \$8,533.38           | \$6,525.00         | \$2,008.38        | \$26,100.00          |
| <b>Reserve Income</b>                  |                      |                   |                   |                      |                    |                   |                      |
| <u>Reserve Income</u>                  |                      |                   |                   |                      |                    |                   |                      |
| 4301 - Reserve Interest Income         | \$19.34              | \$0.00            | \$19.34           | \$55.75              | \$0.00             | \$55.75           | \$0.00               |
| 4303 - Received from Operating         | \$1,008.33           | \$0.00            | \$1,008.33        | \$3,024.99           | \$0.00             | \$3,024.99        | \$0.00               |
| <b>Total Reserve Income</b>            | <b>\$1,027.67</b>    | <b>\$0.00</b>     | <b>\$1,027.67</b> | <b>\$3,080.74</b>    | <b>\$0.00</b>      | <b>\$3,080.74</b> | <b>\$0.00</b>        |
| <b>Total Reserve Income</b>            | <b>\$1,027.67</b>    | <b>\$0.00</b>     | <b>\$1,027.67</b> | <b>\$3,080.74</b>    | <b>\$0.00</b>      | <b>\$3,080.74</b> | <b>\$0.00</b>        |
| <b>Reserve Expense</b>                 |                      |                   |                   |                      |                    |                   |                      |
| <u>Reserve Expense</u>                 |                      |                   |                   |                      |                    |                   |                      |
| 9000 - Reserve Expenses                | \$0.00               | \$0.00            | \$0.00            | \$4,000.00           | \$0.00             | (\$4,000.00)      | \$0.00               |
| 9002 - Capital Improvement Project     | \$0.00               | \$2,175.00        | \$2,175.00        | \$0.00               | \$6,525.00         | \$6,525.00        | \$26,100.00          |

**Peachtree Lane Improvement Association Inc.**  
**Budget Comparison Report**  
**3/1/2022 - 3/31/2022**

|                              | 3/1/2022 - 3/31/2022 |               |                 | 1/1/2022 - 3/31/2022 |               |                 |                      |
|------------------------------|----------------------|---------------|-----------------|----------------------|---------------|-----------------|----------------------|
|                              | <b>Actual</b>        | <b>Budget</b> | <b>Variance</b> | <b>Actual</b>        | <b>Budget</b> | <b>Variance</b> | <b>Annual Budget</b> |
| <u>Total Reserve Expense</u> | \$0.00               | \$2,175.00    | \$2,175.00      | \$4,000.00           | \$6,525.00    | \$2,525.00      | \$26,100.00          |
| <b>Total Reserve Expense</b> | \$0.00               | \$2,175.00    | \$2,175.00      | \$4,000.00           | \$6,525.00    | \$2,525.00      | \$26,100.00          |
| Reserve Net Income           | \$1,027.67           | (\$2,175.00)  | \$3,202.67      | (\$919.26)           | (\$6,525.00)  | \$5,605.74      | (\$26,100.00)        |
| Net Income                   | \$3,761.32           | \$0.00        | \$3,761.32      | \$7,614.12           | \$0.00        | \$7,614.12      | \$0.00               |

**Peachtree Lane Improvement Association Inc.**

**Income Statement**

**1/1/2022 - 3/31/2022**

|                                             | Jan 2022    | Feb 2022   | Mar 2022    | YTD         |
|---------------------------------------------|-------------|------------|-------------|-------------|
| <b>Income</b>                               |             |            |             |             |
| <u>Income</u>                               |             |            |             |             |
| 4100 - Assessments                          | \$10,400.00 | \$9,425.00 | \$10,400.00 | \$30,225.00 |
| 4107 - Certified Mail                       | \$5.36      | \$0.00     | \$0.00      | \$5.36      |
| 4111 - Interest Income-<br>Operating        | \$1.92      | \$1.76     | \$1.96      | \$5.64      |
| 4112 - Late/Demand Fee                      | \$60.00     | \$0.00     | \$45.00     | \$105.00    |
| 4118 - Pool Key                             | \$0.00      | \$25.00    | \$0.00      | \$25.00     |
| 4121 - Statement/Rebill<br>Fee              | \$10.00     | \$0.00     | \$10.00     | \$20.00     |
| 4127 - Disclosure Fee<br>Income             | \$0.00      | \$400.00   | \$0.00      | \$400.00    |
| <u>Total Income</u>                         | \$10,477.28 | \$9,851.76 | \$10,456.96 | \$30,786.00 |
| <i>Total Income</i>                         | \$10,477.28 | \$9,851.76 | \$10,456.96 | \$30,786.00 |
| <b>Expense</b>                              |             |            |             |             |
| <u>Administrative Expense</u>               |             |            |             |             |
| 5007 - Corporate<br>Documents & Filing Fees | \$0.00      | \$0.00     | \$400.00    | \$400.00    |
| 5011 - Owners<br>Delinquency Letters        | \$3.00      | \$3.00     | \$9.00      | \$15.00     |
| 5016 - Management Fees                      | \$545.00    | \$545.00   | \$545.00    | \$1,635.00  |
| 5019 - Office Supplies                      | \$160.00    | \$0.00     | \$0.00      | \$160.00    |
| 5020 - Postage                              | \$3.08      | \$2.59     | \$4.51      | \$10.18     |
| 5021 - Audit/Tax<br>Preparation Fees        | \$0.00      | \$0.00     | \$100.00    | \$100.00    |
| 5022 - Collection Rebill<br>Fees            | \$10.00     | \$0.00     | \$10.00     | \$20.00     |
| 5025 - Statements Billing                   | \$52.05     | \$52.05    | \$52.05     | \$156.15    |
| 5027 - Reserve Transfer                     | \$1,008.33  | \$1,008.33 | \$1,008.33  | \$3,024.99  |
| 5030 - Mailings/Letters                     | \$3.00      | \$6.00     | \$6.00      | \$15.00     |
| <u>Total Administrative<br/>Expense</u>     | \$1,784.46  | \$1,616.97 | \$2,134.89  | \$5,536.32  |
| <u>Insurance Expense</u>                    |             |            |             |             |
| 7202 - General Liability<br>Policy          | \$1,058.00  | \$524.00   | \$741.00    | \$2,323.00  |
| <u>Total Insurance Expense</u>              | \$1,058.00  | \$524.00   | \$741.00    | \$2,323.00  |
| <u>Landscape Expense</u>                    |             |            |             |             |
| 6006 - Landscape Contract                   | \$0.00      | \$1,020.00 | \$1,020.00  | \$2,040.00  |
| <u>Total Landscape Expense</u>              | \$0.00      | \$1,020.00 | \$1,020.00  | \$2,040.00  |
| <u>Maintenance Expense</u>                  |             |            |             |             |
| 6518 - Pest Control                         | \$120.00    | \$120.00   | \$120.00    | \$360.00    |
| 6527 - Unit Repairs                         | \$850.00    | \$0.00     | \$0.00      | \$850.00    |
| <u>Total Maintenance<br/>Expense</u>        | \$970.00    | \$120.00   | \$120.00    | \$1,210.00  |
| <u>Pool/Spa Expense</u>                     |             |            |             |             |

**Peachtree Lane Improvement Association Inc.**

**Income Statement**

**1/1/2022 - 3/31/2022**

|                                       | Jan 2022          | Feb 2022          | Mar 2022          | YTD                |
|---------------------------------------|-------------------|-------------------|-------------------|--------------------|
| 6703 - Pool Maintenance Contract      | \$350.00          | \$350.00          | \$350.00          | \$1,050.00         |
| 6708 - Pool Keys                      | \$0.00            | \$0.00            | \$25.00           | \$25.00            |
| 6713 - Pool Repairs                   | \$0.00            | \$1,404.00        | \$0.00            | \$1,404.00         |
| <b><u>Total Pool/Spa Expense</u></b>  | <b>\$350.00</b>   | <b>\$1,754.00</b> | <b>\$375.00</b>   | <b>\$2,479.00</b>  |
| <br>                                  |                   |                   |                   |                    |
| <b><u>Utilities Expense</u></b>       |                   |                   |                   |                    |
| 7001 - Electric                       | \$421.63          | \$0.00            | \$770.89          | \$1,192.52         |
| 7002 - Gas                            | \$305.12          | \$294.52          | \$366.11          | \$965.75           |
| 7004 - Water                          | \$89.73           | \$94.02           | \$135.64          | \$319.39           |
| 7005 - Cable TV                       | \$0.00            | \$4,126.86        | \$2,059.78        | \$6,186.64         |
| <b><u>Total Utilities Expense</u></b> | <b>\$816.48</b>   | <b>\$4,515.40</b> | <b>\$3,332.42</b> | <b>\$8,664.30</b>  |
| <br>                                  |                   |                   |                   |                    |
| <b><i>Total Expense</i></b>           | <b>\$4,978.94</b> | <b>\$9,550.37</b> | <b>\$7,723.31</b> | <b>\$22,252.62</b> |
| <br>                                  |                   |                   |                   |                    |
| Operating Net Income                  | \$5,498.34        | \$301.39          | \$2,733.65        | \$8,533.38         |
| <br>                                  |                   |                   |                   |                    |
| <b>Reserve Income</b>                 |                   |                   |                   |                    |
| <b><u>Reserve Income</u></b>          |                   |                   |                   |                    |
| 4301 - Reserve Interest Income        | \$19.06           | \$17.35           | \$19.34           | \$55.75            |
| 4303 - Received from Operating        | \$1,008.33        | \$1,008.33        | \$1,008.33        | \$3,024.99         |
| <b><u>Total Reserve Income</u></b>    | <b>\$1,027.39</b> | <b>\$1,025.68</b> | <b>\$1,027.67</b> | <b>\$3,080.74</b>  |
| <br>                                  |                   |                   |                   |                    |
| <b><i>Total Reserve Income</i></b>    | <b>\$1,027.39</b> | <b>\$1,025.68</b> | <b>\$1,027.67</b> | <b>\$3,080.74</b>  |
| <br>                                  |                   |                   |                   |                    |
| <b>Reserve Expense</b>                |                   |                   |                   |                    |
| <b><u>Reserve Expense</u></b>         |                   |                   |                   |                    |
| 9000 - Reserve Expenses               | \$0.00            | \$4,000.00        | \$0.00            | \$4,000.00         |
| <b><u>Total Reserve Expense</u></b>   | <b>\$0.00</b>     | <b>\$4,000.00</b> | <b>\$0.00</b>     | <b>\$4,000.00</b>  |
| <br>                                  |                   |                   |                   |                    |
| <b><i>Total Reserve Expense</i></b>   | <b>\$0.00</b>     | <b>\$4,000.00</b> | <b>\$0.00</b>     | <b>\$4,000.00</b>  |
| <br>                                  |                   |                   |                   |                    |
| Reserve Net Income                    | \$1,027.39        | (\$2,974.32)      | \$1,027.67        | (\$919.26)         |
| <br>                                  |                   |                   |                   |                    |
| Net Income                            | \$6,525.73        | (\$2,672.93)      | \$3,761.32        | \$7,614.12         |



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

Primary Account Number Ending In  
 Statement Date

7259  
 Mar 31, 2022  
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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 | \$40,903.68 | Average Daily Balance          | \$46,220.26 |
| Total Deposits    | \$11,265.00 | Year-To-Date Interest Paid     | \$5.64      |
| Total Withdrawals | \$6,635.21  | Days in Statement Period       | 31          |
| Interest Paid     | \$1.96      | Annual Percentage Yield Earned | 0.05%       |
| Ending Balance    | \$45,535.43 |                                |             |

**TRANSACTION DETAIL**

**DEPOSITS/CREDITS**

| Date  | Description                                               | Amount     |
|-------|-----------------------------------------------------------|------------|
| 03/01 | PEACHTREE LANE I HOA DUES<br>860506196                    | \$3,900.00 |
|       | -SETT-A228SFTP5                                           |            |
| 03/01 | LOCKBOX DEPOSIT                                           | \$675.00   |
| 03/02 | LOCKBOX DEPOSIT                                           | \$1,300.00 |
| 03/03 | PAYLEASE.COM CREDIT<br>360 COMMUNITY MANAGEME<br>#####939 | \$340.00   |
| 03/03 | PAYLEASE.COM CREDIT<br>360 COMMUNITY MANAGEME<br>#####646 | \$325.00   |
| 03/04 | PAYLEASE.COM CREDIT<br>360 COMMUNITY MANAGEME<br>#####415 | \$650.00   |
| 03/04 | LOCKBOX DEPOSIT                                           | \$325.00   |
| 03/07 | LOCKBOX DEPOSIT                                           | \$650.00   |
| 03/09 | LOCKBOX DEPOSIT                                           | \$325.00   |
| 03/10 | IMAGE DEPOSIT                                             | \$325.00   |
| 03/14 | LOCKBOX DEPOSIT                                           | \$162.50   |
| 03/16 | LOCKBOX DEPOSIT                                           | \$325.00   |
| 03/24 | LOCKBOX DEPOSIT                                           | \$325.00   |



**DEPOSITS/CREDITS**

| Date  | Description     | Amount   |
|-------|-----------------|----------|
| 03/28 | LOCKBOX DEPOSIT | \$487.50 |
| 03/30 | LOCKBOX DEPOSIT | \$825.00 |
| 03/31 | LOCKBOX DEPOSIT | \$325.00 |
| 03/31 | INTEREST PYMT   | \$1.96   |

**WITHDRAWALS/DEBITS**

| Date  | Description                                                      | Amount   |
|-------|------------------------------------------------------------------|----------|
| 03/03 | APS ELECTRIC PMT PAYMENT<br>PEACHTREE LANE IMPROVE<br>#####1000  | \$37.87  |
| 03/03 | APS ELECTRIC PMT PAYMENT<br>PEACHTREE LANE IMPROVE<br>#####1000  | \$330.84 |
| 03/24 | SOUTHWEST GAS PAYMENT<br>PEACHTREE HOMEOWNERS A<br>B#####7401814 | \$366.11 |
| 03/25 | COMMUNITY ASSOCI PAYMENTS<br>CIT<br>7809618                      | \$524.00 |

**CHECKS (IN NUMERIC ORDER)**

| Date  | Check # | Amount     | Date  | Check # | Amount     |
|-------|---------|------------|-------|---------|------------|
| 03/03 | 1143    | \$194.00   | 03/15 | 1148    | \$135.64   |
| 03/04 | 1144    | \$1,020.00 | 03/28 | 1149    | \$350.00   |
| 03/10 | 1146 *  | \$608.64   | 03/28 | 1151 *  | \$1,008.33 |
| 03/15 | 1147    | \$2,059.78 |       |         |            |

\* Skip in check sequence

Peachtree Lane Improvement Association Inc. CIT Bank 001143  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
February 17, 2022

PAY TO THE ORDER OF M.E.H. POOL SERVICES & POOLWERX UNION \$194.00  
ONE HUNDRED NINETY FOUR AND 00/100 \*\*\*\*\* DOLLARS

M.E.H. Pool Services & PoolWrx Union  
P O Box 43736  
Phoenix, AZ 85080

MEMO: Invoice# 205834-1 - Spa Repair

\*001143\* 41040028940 50659259\*

Ck #: 1143 03/03/2022 Amt: \$194.00

Seq: 34  
Batch: 25494  
Date: 03/02/2022

841 88324 82/4377  
847 82461 CC 331124811  
MT 01 1742 184  
811-17 4 Happy Valley SC 425-234

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

Ck #: 1143 03/03/2022 Amt: \$194.00

Peachtree Lane Improvement Association Inc. CIT Bank 001144  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
February 24, 2022

PAY TO THE ORDER OF MOW BETTER LANDSCAPING \$1,020.00  
ONE THOUSAND TWENTY AND 00/100 \*\*\*\*\* DOLLARS

Mow Better Landscaping  
1776 N Scottsdale Rd #10214  
Scottsdale, AZ 85271

MEMO: Invoice # 8733-DEC

\*001144\* 41040028940 50659259\*

Ck #: 1144 03/04/2022 Amt: \$1,020.00

841 88324 82/4377  
847 82461 CC 331124811  
MT 01 1742 184  
811-17 4 Happy Valley SC 425-234

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

Ck #: 1144 03/04/2022 Amt: \$1,020.00

Peachtree Lane Improvement Association Inc. CIT Bank 001146  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
February 28, 2022

PAY TO THE ORDER OF 360 COMMUNITY MANAGEMENT \$608.64  
SIX HUNDRED EIGHT AND 64/100 \*\*\*\*\* DOLLARS

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

MEMO: Invoice# 3650-FEB

\*001146\* 41040028940 50659259\*

Ck #: 1146 03/10/2022 Amt: \$608.64

For Deposit Only - JPMC

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

Ck #: 1146 03/10/2022 Amt: \$608.64

Peachtree Lane Improvement Association Inc. CIT Bank 001147  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
March 10, 2022

PAY TO THE ORDER OF COX \$2,059.78  
TWO THOUSAND FIFTY NINE AND 78/100 \*\*\*\*\* DOLLARS

COX  
PO Box 83249  
Phoenix, AZ 85072

MEMO: Invoice# 091651041850321-MAR

\*001147\* 41040028940 50659259\*

Ck #: 1147 03/15/2022 Amt: \$2,059.78

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

Ck #: 1147 03/15/2022 Amt: \$2,059.78

Peachtree Lane Improvement Association Inc. CIT Bank 001148  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
March 10, 2022

PAY TO THE ORDER OF CITY OF PHOENIX \$135.64  
ONE HUNDRED THIRTY FIVE AND 64/100 \*\*\*\*\* DOLLARS

CITY OF PHOENIX  
PO BOX 29100  
PHOENIX, AZ  
85008

MEMO: Invoice# 33569100002 - MAR 2022

\*001148\* 41040028940 50659259\*

Ck #: 1148 03/15/2022 Amt: \$135.64

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

Ck #: 1148 03/15/2022 Amt: \$135.64

Peachtree Lane Improvement Association Inc. CIT Bank 001149  
4130 E. Van Buren St., Suite 360  
Phoenix, AZ 85008  
March 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# 3568-MAR

\*001149\* 41040028940 50659259\*

Ck #: 1149 03/28/2022 Amt: \$350.00

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

DEPOSITED BY: [Signature]

DEPOSITED AT: [Signature]

DEPOSITED ON: [Signature]

DEPOSITED FOR: [Signature]

DEPOSITED TO: [Signature]

DEPOSITED FROM: [Signature]

Ck #: 1149 03/28/2022 Amt: \$350.00

Peachtree Lane Improvement Association Inc.  
4100 E. Van Buren St., Suite 380  
Peachtree, AZ 85024

PAYMENT RECEIVED 001151  
MAR 28 2022 March 25, 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 # 00252022  
\*001151\* \*10402894\* 50957299\*

Ck #: 1151 03/28/2022 Amt: \$1,008.33

Peachtree Lane Improvement Association Inc.  
4100 E. Van Buren St., Suite 380  
Peachtree, AZ 85024

PAYMENT RECEIVED 001151  
MAR 28 2022 March 25, 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 # 00252022  
\*001151\* \*10402894\* 50957299\*

Ck #: 1151 03/28/2022 Amt: \$1,008.33

Peachtree Lane Improvement Association  
Reconciliation Report

CIT Bank - Operating Checking-1000  
Statement Date: 3/31/2022

Statement Balance: \$45,535.43  
GL Balance: \$44,289.69  
Last Statement Balance: \$40,903.68  
Outstanding Checks: \$2,910.74  
Outstanding Deposits: \$1,665.00  
Calculated Balance: \$45,535.43  
GL vs. Balance Difference: \$0.00

**Cleared**

| 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         |
|                              | Payment: APS, Manual Payment, Invoice #: 03022022-FEB                                           | 3/2/2022  | 3022022 | -\$368.71         |
|                              | Payment: CAU INS., On-Line Payment, Invoice #: 03042022-MAR                                     | 3/4/2022  | On-Line | -\$524.00         |
|                              | Payment: COX, Check #: 1147, Invoice #: 0018501041850301-MAR                                    | 3/10/2022 | 1147    | -\$2,059.78       |
|                              | Payment: CITY OF PHOENIX, Check #: 1148, Invoice #: 30549100002 - MAR 2022                      | 3/10/2022 | 1148    | -\$135.64         |
|                              | Payment: Clear & Happy Pools LLC, Check #: 1149, Invoice #: 3566-MAR                            | 3/17/2022 | 1149    | -\$350.00         |
|                              | Payment: Southwest Gas, Manual Payment, Invoice #: 03232022                                     | 3/23/2022 | 3232022 | -\$366.11         |
|                              | Payment: Peachtree Lane Improvement Association, Check #: 1151, Invoice #: 03252022             | 3/25/2022 | 1151    | -\$1,008.33       |
| <b>Total Cleared Checks:</b> |                                                                                                 |           |         | <b>\$6,635.21</b> |

| Deposits                       | Description                      | Date      | Amount             |
|--------------------------------|----------------------------------|-----------|--------------------|
|                                | Payment-Thank You                | 2/26/2022 | \$340.00           |
|                                | Payment-Thank You                | 2/28/2022 | \$325.00           |
|                                | Payment-Thank You                | 3/1/2022  | \$325.00           |
|                                | Payment-Thank You                | 3/1/2022  | \$325.00           |
|                                | ACH Payment - Thank You.         | 3/1/2022  | \$3,900.00         |
|                                | Payment-Thank You                | 3/1/2022  | \$675.00           |
|                                | Payment-Thank You                | 3/2/2022  | \$1,300.00         |
|                                | Payment-Thank You                | 3/4/2022  | \$325.00           |
|                                | Payment-Thank You                | 3/7/2022  | \$650.00           |
|                                | Payment-Thank You                | 3/9/2022  | \$325.00           |
|                                | Payment-Thank You                | 3/9/2022  | \$325.00           |
|                                | Payment-Thank You                | 3/14/2022 | \$162.50           |
|                                | Payment-Thank You                | 3/16/2022 | \$325.00           |
|                                | Payment-Thank You                | 3/24/2022 | \$325.00           |
|                                | Payment-Thank You                | 3/28/2022 | \$487.50           |
|                                | Payment-Thank You                | 3/30/2022 | \$825.00           |
|                                | Payment-Thank You                | 3/31/2022 | \$325.00           |
|                                | 4111 - Interest Income-Operating | 3/31/2022 | \$1.96             |
| <b>Total Cleared Deposits:</b> |                                  |           | <b>\$11,266.96</b> |

**Outstanding**

| Checks | Description                                                          | Date      | Check # | Amount    |
|--------|----------------------------------------------------------------------|-----------|---------|-----------|
|        | Payment: AZ Pest Elimination, Check #: 1150, Invoice #: 32162-MAR    | 3/25/2022 | 1150    | -\$120.00 |
|        | Payment: CAU INS., On-Line Payment, Invoice #: 04052022-APR-Last Pmt | 3/25/2022 | On-Line | -\$217.00 |

Peachtree Lane Improvement Association  
Reconciliation Report

CIT Bank - Operating Checking-1000  
Statement Date: 3/31/2022

Statement Balance: \$45,535.43  
GL Balance: \$44,289.69  
Last Statement Balance: \$40,903.68  
Outstanding Checks: \$2,910.74  
Outstanding Deposits: \$1,665.00  
Calculated Balance: \$45,535.43  
GL vs. Balance Difference: \$0.00

|                                                                                  |           |         |                   |
|----------------------------------------------------------------------------------|-----------|---------|-------------------|
| Payment: APS, Manual Payment, Invoice #: 03302022                                | 3/30/2022 | 3302022 | -\$402.18         |
| Payment: Mow Better Landscaping, Check #: 1152, Invoice #: 03302022-JAN - NO INV | 3/31/2022 | 1152    | -\$1,020.00       |
| Payment: 360 Community Management, Check #: 1153, Invoice #: 4032-MAR            | 3/31/2022 | 1153    | -\$1,151.56       |
| <b>Total Outstanding Checks:</b>                                                 |           |         | <b>\$2,910.74</b> |

| Deposits                           | Description                                              | Date      | Amount            |
|------------------------------------|----------------------------------------------------------|-----------|-------------------|
|                                    | Payment-First American Title 296-6204098 Current Balance | 3/28/2022 | \$1,015.00        |
|                                    | Payment--First American Title 296-6204098 April Dues     | 3/28/2022 | \$325.00          |
|                                    | Payment-Thank You                                        | 3/29/2022 | \$325.00          |
| <b>Total Outstanding Deposits:</b> |                                                          |           | <b>\$1,665.00</b> |



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

Primary Account Number Ending In 3796  
 Statement Date Mar 31, 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 | \$151,619.33 | Average Daily Balance          | \$151,749.43 |
| Total Deposits    | \$1,008.33   | Year-To-Date Interest Paid     | \$55.75      |
| Total Withdrawals | \$0.00       | Days in Statement Period       | 31           |
| Interest Paid     | \$19.34      | Annual Percentage Yield Earned | 0.15%        |
| Ending Balance    | \$152,647.00 |                                |              |

**TRANSACTION DETAIL**

**DEPOSITS/CREDITS**

| Date  | Description   | Amount     |
|-------|---------------|------------|
| 03/28 | IMAGE DEPOSIT | \$1,008.33 |
| 03/31 | INTEREST PYMT | \$19.34    |

Peachtree Lane Improvement Association  
Reconciliation Report

CIT Bank - Reserve Checking-1500  
Statement Date: 3/31/2022

Statement Balance: \$152,647.00  
GL Balance: \$152,647.00  
Last Statement Balance: \$151,619.33  
Outstanding Checks: \$0.00  
Outstanding Deposits: \$0.00  
Calculated Balance: \$152,647.00  
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: 3/28/2022   | 3/28/2022 |         | \$1,008.33        |
|                                | 4301 - Reserve Interest Income | 3/31/2022 |         | \$19.34           |
| <b>Total Cleared Deposits:</b> |                                |           |         | <b>\$1,027.67</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**  
**3/1/2022-3/31/2022**

| GLID   | Unit | Received From                            | Date Received | Ref Number   | Amount     | Total                     |
|--------|------|------------------------------------------|---------------|--------------|------------|---------------------------|
| 536903 | 19   | Edyta Pedlowska                          | 3/1/2022      | 277449599    | \$325.00   |                           |
| 536905 | 10   | Kyle Hamilton                            | 3/1/2022      | 277453759    | \$325.00   |                           |
| 537251 | 12   | Maureen D. Thelen                        | 3/1/2022      |              | \$325.00   |                           |
| 537251 | 16   | Nora E Mackenzie                         | 3/1/2022      |              | \$325.00   |                           |
| 537251 | 17   | William F. Auther and Allison H. Wiener  | 3/1/2022      |              | \$325.00   |                           |
| 537251 | 18   | James F Krafka                           | 3/1/2022      |              | \$325.00   |                           |
| 537251 | 20   | Maria Pupillo                            | 3/1/2022      |              | \$325.00   |                           |
| 537251 | 21   | Joel D and Theresa R Hooper              | 3/1/2022      |              | \$325.00   |                           |
| 537251 | 22   | Lloyd D and Jane L Howard                | 3/1/2022      |              | \$325.00   |                           |
| 537251 | 23   | Michael R and Sandra M Fox               | 3/1/2022      |              | \$325.00   |                           |
| 537251 | 26   | JBR LLC                                  | 3/1/2022      |              | \$325.00   |                           |
| 537251 | 30   | Carol A Bedner                           | 3/1/2022      |              | \$325.00   |                           |
| 537251 | 6    | Karen A Smith                            | 3/1/2022      |              | \$325.00   |                           |
| 537251 | 8    | Betty M Omelia                           | 3/1/2022      |              | \$325.00   |                           |
| 537682 | 13   | Enrique J                                | 3/1/2022      | 000000777777 | \$325.00   |                           |
| 537682 | 5    | Holly W. Basteyns                        | 3/1/2022      | 000000777777 | \$350.00   |                           |
|        |      |                                          |               |              |            | \$5,225.00                |
| 538183 | 1    | Richard F and Kathleen A Albosta         | 3/2/2022      | 000000005784 | \$325.00   |                           |
| 538183 | 15   | Michelle Voss                            | 3/2/2022      | 000000002648 | \$325.00   |                           |
| 538183 | 24   | John Grogan Living Trust                 | 3/2/2022      | 000000777777 | \$325.00   |                           |
| 538183 | 4    | S Craig Hanson                           | 3/2/2022      | 000000008642 | \$325.00   |                           |
|        |      |                                          |               |              |            | \$1,300.00                |
| 539199 | 27   | Walter A Roman                           | 3/4/2022      | 000752415555 | \$325.00   |                           |
|        |      |                                          |               |              |            | \$325.00                  |
| 539723 | 2    | Alan M Lefcourt and Pauline A Sieverding | 3/7/2022      | 000000777777 | \$325.00   |                           |
| 539723 | 28   | Price Living Trust                       | 3/7/2022      | 000000000250 | \$325.00   |                           |
|        |      |                                          |               |              |            | \$650.00                  |
| 540442 | 3    | Joshua Paul Barelli                      | 3/9/2022      | 9009         | \$325.00   |                           |
| 540650 | 25   | Brioni F. Love                           | 3/9/2022      | 000000777777 | \$325.00   |                           |
|        |      |                                          |               |              |            | \$650.00                  |
| 541569 | 11   | Meredith J Orr                           | 3/14/2022     | 000000777777 | \$162.50   |                           |
|        |      |                                          |               |              |            | \$162.50                  |
| 542130 | 7    | Maria and Elaine Fraiz                   | 3/16/2022     | 000000001145 | \$325.00   |                           |
|        |      |                                          |               |              |            | \$325.00                  |
| 543888 | 28   | Price Living Trust                       | 3/24/2022     | 000000000254 | \$325.00   |                           |
|        |      |                                          |               |              |            | \$325.00                  |
| 545101 | 11   | Meredith J Orr                           | 3/28/2022     | 000000777777 | \$162.50   |                           |
| 545101 | 15   | Michelle Voss                            | 3/28/2022     | 000000002649 | \$325.00   |                           |
| 548213 | 14   | Offerpad SPE Borrower A, LLC             | 3/28/2022     | 1438346724   | \$1,015.00 |                           |
| 548217 | 14   | Emma Wieck                               | 3/28/2022     | 1438346724   | \$325.00   |                           |
|        |      |                                          |               |              |            | \$1,827.50                |
| 545075 | 31   | Peter and Nina Blick                     | 3/29/2022     | 281771640    | \$325.00   |                           |
|        |      |                                          |               |              |            | \$325.00                  |
| 545800 | 1    | Richard F and Kathleen A Albosta         | 3/30/2022     | 000000005894 | \$325.00   |                           |
| 545800 | 24   | John Grogan Living Trust                 | 3/30/2022     | 000000777777 | \$500.00   |                           |
|        |      |                                          |               |              |            | \$825.00                  |
| 546250 | 5    | Holly W. Basteyns                        | 3/31/2022     | 000000777777 | \$325.00   |                           |
|        |      |                                          |               |              |            | \$325.00                  |
|        |      |                                          |               |              |            | <b>Total: \$12,265.00</b> |



**Peachtree Lane Improvement Association Inc.**  
**Check Register Report**  
**3/1/2022 - 3/31/2022**

| Account #     | Check # | Check Date<br>Invoice         | Vendor or Payee<br>Line Item                                                               | Check Amt         | Expense Account                              | Invoice    | Paid       |
|---------------|---------|-------------------------------|--------------------------------------------------------------------------------------------|-------------------|----------------------------------------------|------------|------------|
| 1000          | 3022022 | 3/2/2022                      | <b>APS</b>                                                                                 | <b>\$368.71</b>   |                                              |            |            |
|               |         | 03022022-FEB                  | 9501761000 - Reg Elec                                                                      |                   | 7001 Electric                                | \$37.87    | \$37.87    |
|               |         | 03022022-FEB                  | 6411921000 Dusk 2 Dawn + Reg Elec Bill date:<br>FEB 10 2022                                |                   | 7001 Electric                                | \$330.84   | \$330.84   |
| 1000          | On-Line | 3/4/2022                      | <b>CAU INS.</b>                                                                            | <b>\$524.00</b>   |                                              |            |            |
|               |         | 03042022-MAR                  | MAR 2022 Ins payment Policy CAU521033-1                                                    |                   | 7202 General Liability<br>Policy             | \$524.00   | \$524.00   |
| 1000          | 1147    | 3/10/2022                     | <b>COX</b>                                                                                 | <b>\$2,059.78</b> |                                              |            |            |
|               |         | 0018501041850301-<br>MAR      | 041850301 Chgs: FEB 23 - MAR 22 2022                                                       |                   | 7005 Cable TV                                | \$2,059.78 | \$2,059.78 |
| 1000          | 1148    | 3/10/2022                     | <b>CITY OF PHOENIX</b>                                                                     | <b>\$135.64</b>   |                                              |            |            |
|               |         | 30549100002 - MAR<br>2022     | 3054910000 - JAN 29 - FEB 26 2022                                                          |                   | 7004 Water                                   | \$135.64   | \$135.64   |
| 1000          | 1149    | 3/17/2022                     | <b>Clear &amp; Happy Pools LLC</b>                                                         | <b>\$350.00</b>   |                                              |            |            |
|               |         | 3566-MAR                      | MAR 2022 Pool Maintenance                                                                  |                   | 6703 Pool<br>Maintenance Contract            | \$350.00   | \$350.00   |
| 1000          | 3232022 | 3/23/2022                     | <b>Southwest Gas</b>                                                                       | <b>\$366.11</b>   |                                              |            |            |
|               |         | 03232022                      | 910002002526 Billing: JAN 30 - MAR 2 2022                                                  |                   | 7002 Gas                                     | \$366.11   | \$366.11   |
| 1000          | On-Line | 3/25/2022                     | <b>CAU INS.</b>                                                                            | <b>\$217.00</b>   |                                              |            |            |
|               |         | 04052022-APR-Last<br>Pmt      | APR 2022 Last installment Ins payment Policy<br>CAU521033-1                                |                   | 7202 General Liability<br>Policy             | \$217.00   | \$217.00   |
| 1000          | 1150    | 3/25/2022                     | <b>AZ Pest Elimination</b>                                                                 | <b>\$120.00</b>   |                                              |            |            |
|               |         | 32162-MAR                     | MAR 2022 Pest Control                                                                      |                   | 6518 Pest Control                            | \$120.00   | \$120.00   |
| 1000          | 1151    | 3/25/2022                     | <b>Peachtree Lane Improvement Association</b>                                              | <b>\$1,008.33</b> |                                              |            |            |
|               |         | 03252022                      | MAR 2022 Reserve Transfer                                                                  |                   | 5027 Reserve Transfer                        | \$1,008.33 | \$1,008.33 |
| 1000          | 3302022 | 3/30/2022                     | <b>APS</b>                                                                                 | <b>\$402.18</b>   |                                              |            |            |
|               |         | 03302022                      | 9501761000 - Reg Elec                                                                      |                   | 7001 Electric                                | \$37.42    | \$37.42    |
|               |         | 03302022                      | 6411921000 Dusk 2 Dawn + Reg Elec Bill date:<br>MAR 9 2022                                 |                   | 7001 Electric                                | \$364.76   | \$364.76   |
| 1000          | 1152    | 3/31/2022                     | <b>Mow Better Landscaping</b>                                                              | <b>\$1,020.00</b> |                                              |            |            |
|               |         | 6830-JAN -<br>03302022 No Inv | JAN 2022 - 5 weeks Paid without an Invoice for<br>Landscaping                              |                   | 6006 Landscape<br>Contract                   | \$1,020.00 | \$1,020.00 |
| 1000          | 1153    | 3/31/2022                     | <b>360 Community Management</b>                                                            | <b>\$1,151.56</b> |                                              |            |            |
|               |         | 4032-MAR                      | Postage                                                                                    |                   | 5020 Postage                                 | \$4.51     | \$4.51     |
|               |         | 4032-MAR                      | General Owner Mailing                                                                      |                   | 5030 Mailings/Letters                        | \$6.00     | \$6.00     |
|               |         | 4032-MAR                      | Owner's Delinquency Letter                                                                 |                   | 5011 Owners<br>Delinquency Letters           | \$9.00     | \$9.00     |
|               |         | 4032-MAR                      | Owner's Delinquency Rebill Fee                                                             |                   | 5022 Collection Rebill<br>Fees               | \$10.00    | \$10.00    |
|               |         | 4032-MAR                      | Pool Keys                                                                                  |                   | 6708 Pool Keys                               | \$25.00    | \$25.00    |
|               |         | 4032-MAR                      | MAR -Owners' Billing Stmt (mailed and emailed)                                             |                   | 5025 Statements<br>Billing                   | \$52.05    | \$52.05    |
|               |         | 4032-MAR                      | Financial Records' Transfer to CPA for Year-End<br>Tax Prep                                |                   | 5021 Audit/Tax<br>Preparation Fees           | \$100.00   | \$100.00   |
|               |         | 4032-MAR                      | Seller-paid Disclosure Due to Management-Title<br>Incorrectly paid to HOA Instead (Lot 29) |                   | 5007 Corporate<br>Documents & Filing<br>Fees | \$400.00   | \$400.00   |
|               |         | 4032-MAR                      | MAR -Base Management Contract Services                                                     |                   | 5016 Management<br>Fees                      | \$545.00   | \$545.00   |
| <b>Total:</b> |         |                               |                                                                                            | <b>\$7,723.31</b> |                                              |            |            |

**Peachtree Lane Improvement Association Inc.**  
**Prepaid Report**  
**Period Through: 3/31/2022**

| <b>Unit</b>    | <b>Account Number</b> | <b>Homeowner</b>                 | <b>Address</b>    | <b>Balance</b>    |
|----------------|-----------------------|----------------------------------|-------------------|-------------------|
| 1              | 106500010             | Richard F and Kathleen A Albosta | 10 W Georgia Ave. | \$325.00          |
| 5              | 106500050             | Holly W. Basteyns                | 10 W Georgia Ave. | \$362.38          |
| 11             | 106500110             | Meredith J Orr                   | 10 W Georgia Ave. | \$862.14          |
| 14             | 106500142             | Emma Wieck                       | 10 W Georgia Ave. | \$325.00          |
| 15             | 106500150             | Michelle Voss                    | 10 W Georgia Ave. | \$325.00          |
| 24             | 106500240             | John Grogan Living Trust         | 10 W Georgia Ave. | \$1,203.00        |
| 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>\$4,052.52</b> |

**Peachtree Lane Improvement Association Inc.**  
**Cash Application Report**  
**3/1/2022 - 3/31/2022**

| Unit | Account Number | Owner                                    | Date       | Credit Payment             | Income Account              | Applied Amount | Application Date |
|------|----------------|------------------------------------------|------------|----------------------------|-----------------------------|----------------|------------------|
| 1    | 106500010      | Richard F and Kathleen A Albosta         | 3/2/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/2/2022         |
|      |                |                                          | 3/30/2022  | (\$325.00)                 | 2100 - Prepaid Assessments  | \$325.00       | 3/30/2022        |
| 10   | 106500100      | Kyle Hamilton                            | 3/1/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/1/2022         |
| 11   | 106500110      | Meredith J Orr                           | 12/20/2021 | (\$162.50)                 | 2100 - Prepaid Assessments  | (\$49.64)      | 3/1/2022         |
|      |                |                                          |            |                            | 4100 - Assessments          | \$49.64        | 3/1/2022         |
|      |                |                                          | 1/3/2022   | (\$162.50)                 | 2100 - Prepaid Assessments  | (\$162.50)     | 3/1/2022         |
|      |                |                                          |            |                            | 4100 - Assessments          | \$162.50       | 3/1/2022         |
|      |                |                                          | 1/18/2022  | (\$162.50)                 | 2100 - Prepaid Assessments  | (\$112.86)     | 3/1/2022         |
|      |                |                                          |            |                            | 4100 - Assessments          | \$112.86       | 3/1/2022         |
|      |                | 3/14/2022                                | (\$162.50) | 2100 - Prepaid Assessments | \$162.50                    | 3/14/2022      |                  |
|      |                | 3/28/2022                                | (\$162.50) | 2100 - Prepaid Assessments | \$162.50                    | 3/28/2022      |                  |
| 12   | 106500120      | Maureen D. Thelen                        | 3/1/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/1/2022         |
| 13   | 106500130      | Enrique J                                | 2/26/2022  | (\$340.00)                 | 2100 - Prepaid Assessments  | (\$15.00)      | 3/1/2022         |
|      |                |                                          |            |                            | 4100 - Assessments          | \$15.00        | 3/1/2022         |
|      |                |                                          | 3/1/2022   | (\$325.00)                 | 4100 - Assessments          | \$310.00       | 3/1/2022         |
|      |                |                                          |            | 4112 - Late/Demand Fee     | \$15.00                     | 3/1/2022       |                  |
| 14   | 106500141      | Offerpad SPE Borrower A, LLC             | 3/28/2022  | (\$1,015.00)               | 4100 - Assessments          | \$325.00       | 3/28/2022        |
|      |                |                                          |            |                            | 4100 - Assessments          | \$325.00       | 3/28/2022        |
|      |                |                                          |            |                            | 4100 - Assessments          | \$325.00       | 3/28/2022        |
|      |                |                                          |            |                            | 4112 - Late/Demand Fee      | \$15.00        | 3/28/2022        |
|      |                |                                          |            |                            | 4112 - Late/Demand Fee      | \$15.00        | 3/28/2022        |
|      |                |                                          |            |                            | 4121 - Statement/Rebill Fee | \$10.00        | 3/28/2022        |
| 14   | 106500142      | Emma Wieck                               | 3/28/2022  | (\$325.00)                 | 2100 - Prepaid Assessments  | \$325.00       | 3/28/2022        |
| 15   | 106500150      | Michelle Voss                            | 3/2/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/2/2022         |
|      |                |                                          | 3/28/2022  | (\$325.00)                 | 2100 - Prepaid Assessments  | \$325.00       | 3/28/2022        |
| 16   | 106500160      | Nora E Mackenzie                         | 3/1/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/1/2022         |
| 17   | 106500170      | William F. Auther and Allison H. Wiener  | 3/1/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/1/2022         |
| 18   | 106500180      | James F Krafka                           | 3/1/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/1/2022         |
| 19   | 106500190      | Edyta Pedlowska                          | 3/1/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/1/2022         |
| 2    | 106500020      | Alan M Lefcourt and Pauline A Sieverding | 3/7/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/7/2022         |
| 20   | 106500200      | Maria Pupillo                            | 3/1/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/1/2022         |
| 21   | 106500210      | Joel D and Theresa R Hooper              | 3/1/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/1/2022         |
| 22   | 106500220      | Lloyd D and Jane L Howard                | 3/1/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/1/2022         |
| 23   | 106500230      | Michael R and Sandra M Fox               | 3/1/2022   | (\$325.00)                 | 4100 - Assessments          | \$325.00       | 3/1/2022         |
| 24   | 106500240      | John Grogan Living Trust                 | 12/21/2021 | (\$375.00)                 | 2100 - Prepaid Assessments  | (\$303.00)     | 3/1/2022         |
|      |                |                                          |            |                            | 4100 - Assessments          | \$303.00       | 3/1/2022         |

**Peachtree Lane Improvement Association Inc.**  
**Cash Application Report**  
**3/1/2022 - 3/31/2022**

| Unit | Account Number | Owner                         | Date      | Credit     | Payment | Income Account             | Applied Amount | Application Date |
|------|----------------|-------------------------------|-----------|------------|---------|----------------------------|----------------|------------------|
|      |                |                               | 1/27/2022 | (\$400.00) |         | 2100 - Prepaid Assessments | (\$22.00)      | 3/1/2022         |
|      |                |                               |           |            |         | 4100 - Assessments         | \$22.00        | 3/1/2022         |
|      |                |                               | 3/2/2022  | (\$325.00) |         | 2100 - Prepaid Assessments | \$325.00       | 3/2/2022         |
|      |                |                               | 3/30/2022 | (\$500.00) |         | 2100 - Prepaid Assessments | \$500.00       | 3/30/2022        |
| 25   | 106500250      | Brioni F. Love                | 3/9/2022  | (\$325.00) |         | 4100 - Assessments         | \$325.00       | 3/9/2022         |
| 26   | 106500260      | JBR LLC                       | 3/1/2022  | (\$325.00) |         | 4100 - Assessments         | \$325.00       | 3/1/2022         |
| 27   | 106500270      | Walter A Roman                | 3/4/2022  | (\$325.00) |         | 4100 - Assessments         | \$325.00       | 3/4/2022         |
| 28   | 106500280      | Price Living Trust            | 3/7/2022  | (\$325.00) |         | 4100 - Assessments         | \$325.00       | 3/7/2022         |
|      |                |                               | 3/24/2022 | (\$325.00) |         | 2100 - Prepaid Assessments | \$325.00       | 3/24/2022        |
| 29   | 106500291      | Robert L. and JoDee B. Janson | 2/7/2022  | (\$25.00)  |         | 2100 - Prepaid Assessments | (\$25.00)      | 3/1/2022         |
|      |                |                               |           |            |         | 4100 - Assessments         | \$25.00        | 3/1/2022         |
|      |                |                               | 2/7/2022  | (\$325.00) |         | 2100 - Prepaid Assessments | (\$300.00)     | 3/1/2022         |
|      |                |                               |           |            |         | 4100 - Assessments         | \$300.00       | 3/1/2022         |
| 3    | 106500030      | Joshua Paul Barelli           | 3/9/2022  | (\$325.00) |         | 4100 - Assessments         | \$325.00       | 3/9/2022         |
| 30   | 106500300      | Carol A Bedner                | 3/1/2022  | (\$325.00) |         | 4100 - Assessments         | \$325.00       | 3/1/2022         |
| 31   | 106500311      | Peter and Nina Blick          | 2/28/2022 | (\$325.00) |         | 2100 - Prepaid Assessments | (\$325.00)     | 3/1/2022         |
|      |                |                               |           |            |         | 4100 - Assessments         | \$325.00       | 3/1/2022         |
|      |                |                               | 3/29/2022 | (\$325.00) |         | 2100 - Prepaid Assessments | \$325.00       | 3/29/2022        |
| 4    | 106500040      | S Craig Hanson                | 3/2/2022  | (\$325.00) |         | 4100 - Assessments         | \$325.00       | 3/2/2022         |
| 5    | 106500050      | Holly W. Basteyns             | 1/28/2022 | (\$325.00) |         | 2100 - Prepaid Assessments | (\$12.38)      | 3/1/2022         |
|      |                |                               |           |            |         | 4100 - Assessments         | \$12.38        | 3/1/2022         |
|      |                |                               | 3/1/2022  | (\$350.00) |         | 4100 - Assessments         | \$312.62       | 3/1/2022         |
|      |                |                               |           |            |         | 2100 - Prepaid Assessments | \$37.38        | 3/1/2022         |
|      |                |                               | 3/31/2022 | (\$325.00) |         | 2100 - Prepaid Assessments | \$325.00       | 3/31/2022        |
| 6    | 106500060      | Karen A Smith                 | 3/1/2022  | (\$325.00) |         | 4100 - Assessments         | \$325.00       | 3/1/2022         |
| 7    | 106500070      | Maria and Elaine Fraiz        | 3/16/2022 | (\$325.00) |         | 4100 - Assessments         | \$325.00       | 3/16/2022        |
| 8    | 106500080      | Betty M Omelia                | 3/1/2022  | (\$325.00) |         | 4100 - Assessments         | \$325.00       | 3/1/2022         |

| Account Number | Account Name         | Payment Total      | Credit Total  |
|----------------|----------------------|--------------------|---------------|
| 2100           | Prepaid Assessments  | \$1,810.00         | \$0.00        |
| 4100           | Assessments          | \$10,400.00        | \$0.00        |
| 4112           | Late/Demand Fee      | \$45.00            | \$0.00        |
| 4121           | Statement/Rebill Fee | \$10.00            | \$0.00        |
|                |                      | <u>\$12,265.00</u> | <u>\$0.00</u> |

**Peachtree Lane Improvement Association Inc.  
AR Aging Report-By Posting Code and Name  
Period Through: 3/31/2022**

| 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 | \$690.00        |                |                 |               |               | AZ Modern 2, LLC. An Arizona Limited Liability Company |            | Second Warning Notice |
| Assessment                                               |                 |                | \$650.00        |               |               |                                                        |            |                       |
| Late Fee                                                 |                 | \$15.00        | \$15.00         |               |               |                                                        |            |                       |
| Late Letter Admin/Rebill Fee                             |                 | \$10.00        |                 |               |               |                                                        |            |                       |
| <b>Totals:</b>                                           | <b>\$690.00</b> | <b>\$25.00</b> | <b>\$665.00</b> | <b>\$0.00</b> | <b>\$0.00</b> |                                                        |            |                       |

**Peachtree Lane Improvement Association Inc.  
Homeowner Resale Report  
Escrow Date: 3/1/2022-3/31/2022**

**4/12/2022**

| <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> |
|----------------------|------------------|-----------------------|--------------|------------------------------|---------------------|--------------------|
| 106500142            | Emma Wieck       | 10 W Georgia Ave.     | 14           | Offerpad SPE Borrower A, LLC | 4/6/2022            | 3/28/2022          |